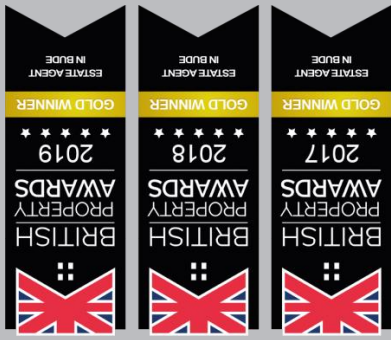


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

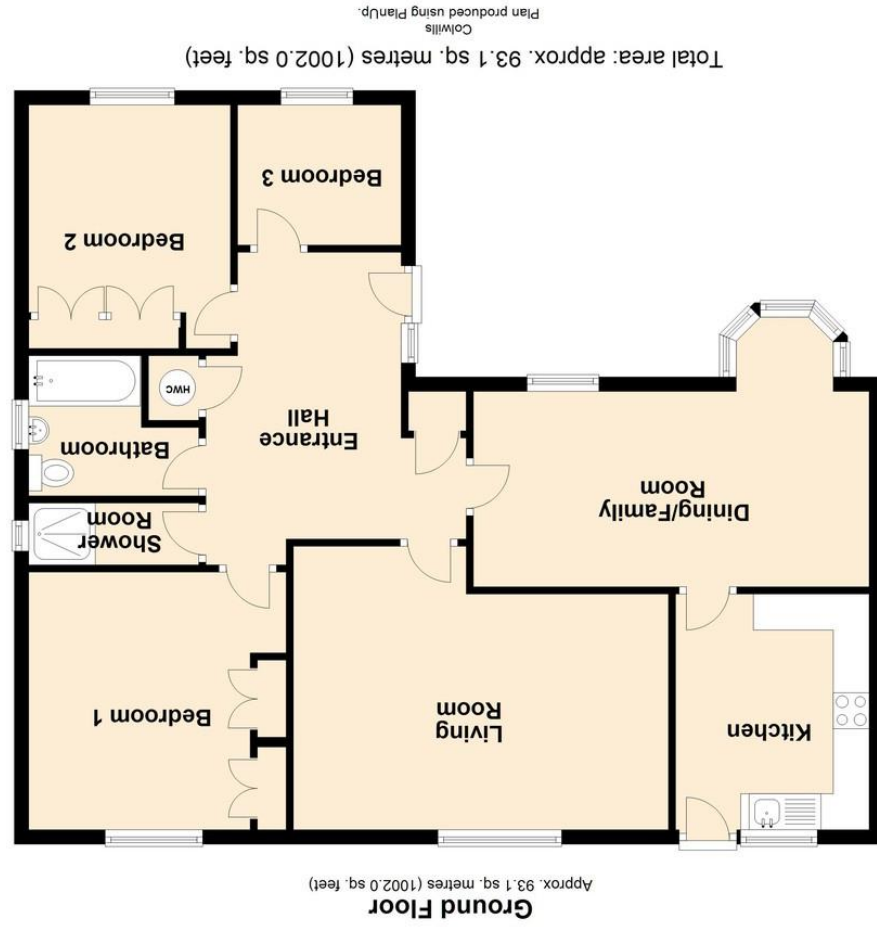


Energy Efficiency Rating	
Potential	Current
85	80

Energy Efficiency Rating Legend:  
 A (92+) Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) Not energy efficient - higher running costs

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



## 8 Lea Way

Bude, Cornwall, EX23 8HA

Price £439,950

- Exceptionally spacious detached bungalow
- Peaceful cul-de-sac location with the Flexbury area
- Living room, dining/family room, cream high gloss kitchen
- Three bedrooms, modern bathroom, separate shower
- Off road parking, tandem garage and private enclosed gardens



*The property professionals*



# 8 Lea Way

Bude, Cornwall, EX23 8HA

Price £439,950

8 Lea Way is a truly unique and exceptionally spacious detached bungalow, offering remarkable versatility in a peaceful cul-de-sac within the sought-after Flexbury area. Ideally positioned within walking distance of Bude town centre and Crooklets Beach.

The property offers a generous entrance hall, a bright and inviting living room, and a separate dining/family room, providing ample space for entertaining or relaxing. Modern high gloss cream kitchen, three bedrooms, a modern bathroom and separate shower.

Outside there is off road parking, detached tandem garage, private enclosed gardens with summerhouse and greenhouse. Available with no onward chain.

#### ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching fixed side panel to the entrance hall. Coved artex ceiling, loft hatch access, airing cupboard housing the factory lagged hot cylinder with immersion heater, separate storage cupboard. Radiator. Doors serve the following rooms:-

#### LIVING ROOM

**17' 11" x 12' 11" max' 11' 1" min" (5.46m x 3.94m)** A bright and spacious room with UPVC double glazed window to the rear elevation overlooking the private enclosed garden. Coved artex ceiling, television point and radiator.

#### DINING/ FAMILY ROOM

**18' 1" x 12' 6" max' 8' 6" min" (5.51m x 3.86m)** A bright and spacious multipurpose room with UPVC double glazed window and UPVC double glazed walk in bay window to the front elevation overlooking the gardens and quiet cul-de-sac. Coved artex ceiling, television point and two radiators.

#### KITCHEN

**10' 9" x 8' 10" (3.28m x 2.69m)** UPVC double glazed window and door to the rear elevation overlooking the private enclosed garden. Artex ceiling, television point and chrome wall mounted heated towel rail.

The kitchen is finished with a range of matching cream high gloss wall and base units with contrasting fitted works surface. Inset composite sink

and drainer with mixer tap, integrated electric oven, integrated combination microwave oven, inset electric hob with pull out extractor, integrated undercounter fridge and cupboard housing the Potterton gas fired boiler.

#### BEDROOM ONE

**11' 9" x 11' 9" (3.58m x 3.58m)** A bright and spacious principal double bedroom with artex ceiling, double wardrobes, radiator and a UPVC double glazed window to the rear elevation.

#### BEDROOM TWO

**11' 1" x 9' 2" (3.38m x 2.79m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the garden and quiet cul-de-sac. Coved artex ceiling and radiator.

#### BEDROOM THREE

**7' 6" x 6' 2" (2.29m x 1.88m)** A bright single bedroom with coved artex ceiling, radiator and UPVC double glazed window to the front elevation overlooking the garden and quiet cul-de-sac.

#### BATHROOM

**7' 10" max' 5' 7" min" x 6' 5" (2.26m x 1.96m)** Coved artex ceiling, UPVC obscure double glazed window to the side elevation, attractive fully tiled walls, panel enclosed bath, vanity unit with inset basin, toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

#### SHOWER ROOM

**7' 10" x 2' 10" (2.39m x 0.86m)** Artex ceiling, UPVC obscure double glazed window to the side elevation, shower enclosure with electric shower and fully tiled walls.

#### TANDEM GARAGE

**27' 11" x 11' 00" (8.51m x 3.35m)** Electrically operated up and over door, twin wooden framed glazed windows and twin wooden framed



glazed pedestrian doors to the side elevation. Fitted with a range of matching wall and base units of stainless steel sink and drainer with mixer tap light and power connected.

#### OUTSIDE

To the front of the property there is bricked paved off road parking with an area of lawn. Side gate leads to the rear garden with a low brick wall with steps upto the lawn with greenhouse and path continues around to a second garden area with triangular shape lawn with paving, raised brick walled flower bed, summerhouse and small garden shed.

#### COUNCIL TAX

Band D

#### SERVICES

All mains services connected

#### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

Proceed up through the centre of town via Belle Vue and then continue down Golf Course Road towards Flexbury. Prior to reaching Flexbury Church take the right hand turning into Flexbury Park Road. Continue along this road taking the second turning on the right-hand side into East Fairholme Road and then take the first right into Meadow Drive. Follow this road along bearing left into Lea Way and the property will be located on the right hand side.

