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

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32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS 2017

BRITISH PROPERTY AWARDS 2018

BRITISH PROPERTY AWARDS 2019

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

EU Directive 2002/91/EC

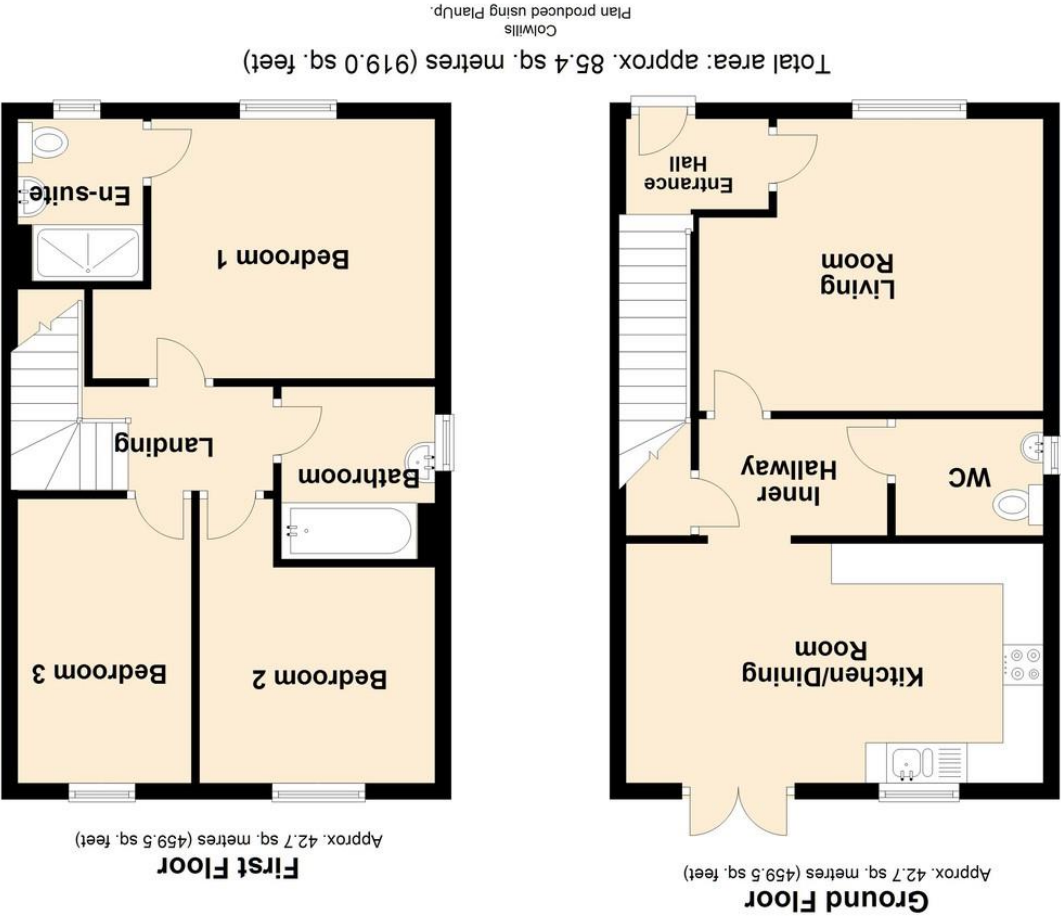
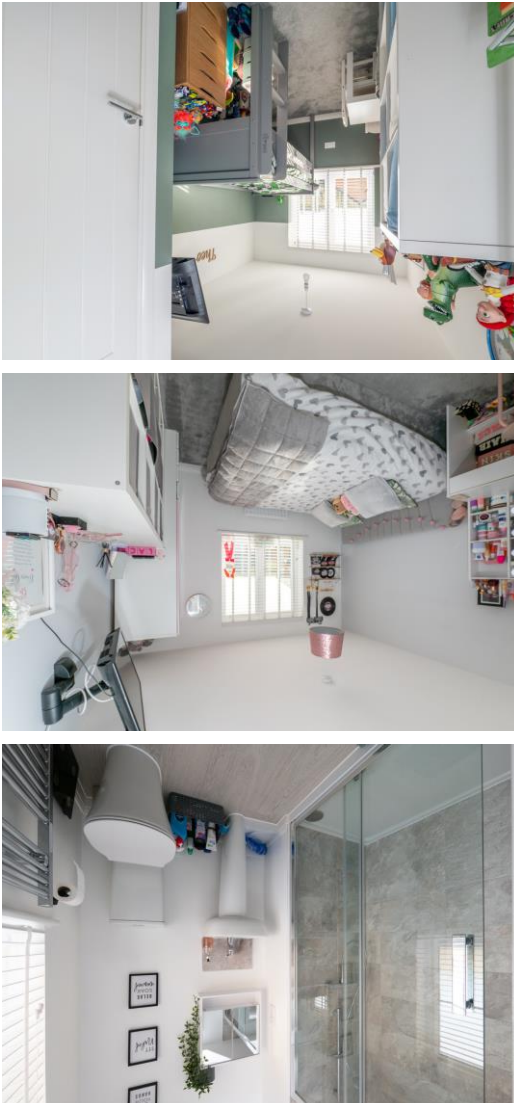
England & Wales

Hot energy efficient - higher running costs

Very energy efficient - lower running costs

Current 84

Potential 95



The Property Professionals...

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10 Bittern Close

Bude, Cornwall, EX23 8FY

- A modern semi detached house located on the popular Shorelands development
- Within walking distance of town, shops and schools
- Living room, South aspect kitchen dining room
- Three bedrooms with an ensuite to the principal bedroom and separate bathroom
- Partly converted garage with office, off road parking and South facing enclosed rear garden

Price £315,000

The property professionals

FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



Directions

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit. Stay on this road, following around the development and take the right turning into Curlew Road and then first left into Bittern Close and the property will be located at the bottom of the hill, almost directly in front of you.

10 Bittern Close

Bude, Cornwall, EX23 8FY

Price £315,000

10 Bittern close is a stylishly decorated, modern semi detached family home, situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

Internally the well presented property offers an entrance hall, living room with feature oak slat walling, inner hall with WC, South aspect kitchen dining room with integrated appliances. On the first floor there are three bedrooms, ensuite to the principal bedroom and a separate bathroom.

Outside there is an attached single garage which has partly been converted into a home office, off road parking and an enclosed South facing easy maintenance garden.

ENTRANCE HALL

Entering via a obscure double glazed composite door to the entrance hall with stairs ascending to the first floor. Radiator. Door to:-

LIVING ROOM

13' 8" x 11' 11" (4.17m x 3.63m) A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the garden. Feature oak slat walling, Karndean flooring and radiator. Door to:-

INNER HALL

Door to a useful under stairs storage cupboard with consumer unit. Door to:-

WC

6' 00" x 4' 9" (1.83m x 1.45m) UPVC obscure double glazed window to the side elevation. Pedestal wash hand basin, push button low flush WC, radiator and Karndean flooring.

KITCHEN DINING ROOM

17' 00" x 9' 9" (5.18m x 2.97m) A bright and spacious South aspect kitchen dining room with a UPVC double glazed window and UPVC double glazed french doors overlooking and leading out to the rear garden. Karndean flooring and radiator.

The kitchen is finished with a range of matching light grey wall and base units with contrasting square edge worksurface with matching upstand,

inset composite sink and drainer with mixer tap. Inset induction hob with extractor hood, integrated appliances comprise electric oven, fridge freezer, dishwasher and washing machine.

FIRST FLOOR

Loft hatch access and doors serve the following rooms:-

BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.28m) A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation, television point and radiator. Door to:-

ENSUITE

6' 7" x 5' 11" (2.01m x 1.8m) Double shower enclosure with mains fed shower and attractive tiling, pedestal wash hand basin, push button low flush WC, chrome wall mounted heated towel rail and a UPVC double glazed window to the front elevation.

BEDROOM TWO

9' 11" x 8' 10" (3.02m x 2.69m) A bright and spacious South aspect double bedroom with UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE

11' 7" x 7' 1" (3.53m x 2.16m) A South aspect bedroom with a UPVC double glazed window to the rear elevation, built in wardrobe and radiator.

BATHROOM

7' 00" x 6' 3" (2.13m x 1.91m) Panel enclosed bath with mains fed shower with glass shower screen and attractive wall tiling, pedestal wash hand basin, push button low WC, chrome wall mounted heated towel rail and a UPVC obscure double glazed window to the side elevation.



elevation.

GARAGE

17' 4" x 8' 2" (5.28m x 2.49m) The garage has been split with up and over door to the front elevation providing storage area 8'2 x 7'3 with pedestrian door through to an office area 10'1 x 8'2 with obscure composite door to the side elevation leading out to the garden. Radiator.

OUTSIDE

To the front of the property there is off road parking in front of the garage, with an area of lawn. To the rear enclosed South facing garden with rear pedestrian gate, attractive patio seating area and an area of artificial lawn.

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold. Estate service charge TBC

