

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Very energy efficient - lower running costs

(92+)

A

Not energy efficient - higher running costs

(1-30)

G

Current

Potential

84

73

EU Directive 2002/91/EC

England & Wales

www.epcau.com

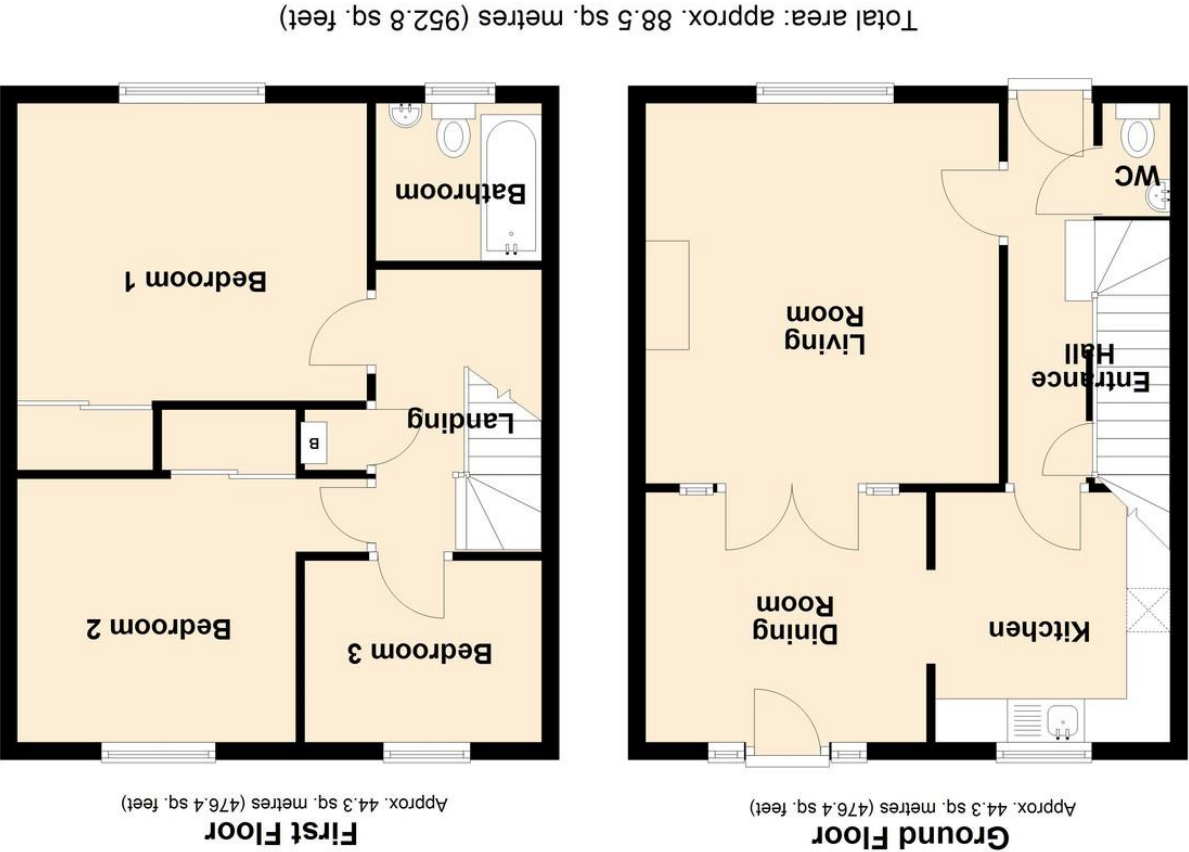
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



The Property Professionals...

COLWILLS

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6 West Fairholme Road

Bude, Cornwall, EX23 8JD

Price £355,000

Spacious terrace family home

Walking distance of Bude town and beaches

Living room, dining room, kitchen

Three bedrooms and a family bathroom

Off road parking, single garage and South facing gardens

The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

Proceed up through town via Belle Vue and onto Golf Course Road. Continue down through the golf course, passing Flexbury Park Road and church, take the second right in to West Fairholme Road, the property will be located a short distance along on the right hand side.

6 West Fairholme Road

Bude, Cornwall, EX23 8JD

Price £355,000

6 West Fairholme Road is located in the highly sought after and popular Flexbury area of town, being only a short walk from Crooklets beach and the town centre is this deceptively spacious mid terrace family home.

The well presented accommodation comprises: entrance hall, cloakroom, living room with feature fireplace, and arch through to a dining room, modern fitted kitchen. On the first floor there are three generous bedrooms and a bathroom.

Outside there is off road parking to the front for two vehicles, and to the rear the South facing gardens are laid mainly to lawn and a single garage is located in a near by block. Available with no onward chain.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall, stairs ascending to the first floor, useful under stairs storage cupboard. Radiator. Doors serve the following rooms:-

CLOAKROOM

4' 5" x 3' 00" (1.35m x 0.91m) Wooden framed obscure glazed window to the front elevation. Wall mounted wash and basin WC.

LIVING ROOM

14' 4" x 13' 4" (4.37m x 4.06m) A Bright and spacious reception room with UPVC double glazed window to the front elevation. Feature fireplace, television point and radiator. Arch opening into:-

DINING ROOM

10' 7" x 9' 5" (3.23m x 2.87m) A South facing room with a UPVC double glazed door with matching windows either side leading out to and overlooking the South facing garden. Radiator. Arch leading through to:-

KITCHEN

9' 6" x 8' 10" (2.9m x 2.69m) UPVC double glazed window to the rear elevation overlooking the South facing garden.

Fitted with a range of matching wall and base unit square edge wood effect worksurface, inset stainless steel sink and drainer with mixer tap and attractive pebble splashback. Space for freestanding electric cooker, space and plumbing for washing machine, space and plumbing for dishwasher and wall mounted consumer unit.

FIRST FLOOR

Loft hatch access with pull down ladder with lighting in loft. Door to airing cupboard housing the gas fired Glow worm combi boiler and doors serve the following rooms:-

BEDROOM ONE

13' 2" x 11' 3" (4.01m x 3.43m) A bright and spacious principal double bedroom with UPVC double glazed window to the front elevation. Built in double wardrobe and radiator.

BEDROOM TWO

10' 6" x 9' 10" (3.2m x 3m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the rear elevation. Built in double wardrobe and radiator.

BEDROOM THREE

8' 11" x 6' 10" (2.72m x 2.08m) A South aspect bedroom with UPVC double glazed window to the rear elevation. Radiator.

BATHROOM

6' 3" x 5' 11" (1.91m x 1.8m) UPVC obscure double glazed window to the front elevation. Panel enclosed bath with mixer shower, pedestal wash hand basin, WC and heated towel rail.



GARAGE

16' 4" x 8' 00" (4.98m x 2.44m) There is a single garage located nearby in a block, we are advised that the garage included with this property is the third in from the left hand side.

OUTSIDE

To the front of the property there is gravel off road parking for two vehicles, gravel pebble flower bed to one side and path to the front door. To the rear the South facing garden is enclosed with pedestrian gate to the rear and is laid to lawn, composite decking accessed via the dining room.

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold

