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32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

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BRITISH PROPERTY AWARDS

2018

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BRITISH PROPERTY AWARDS

2017

GOLD WINNER

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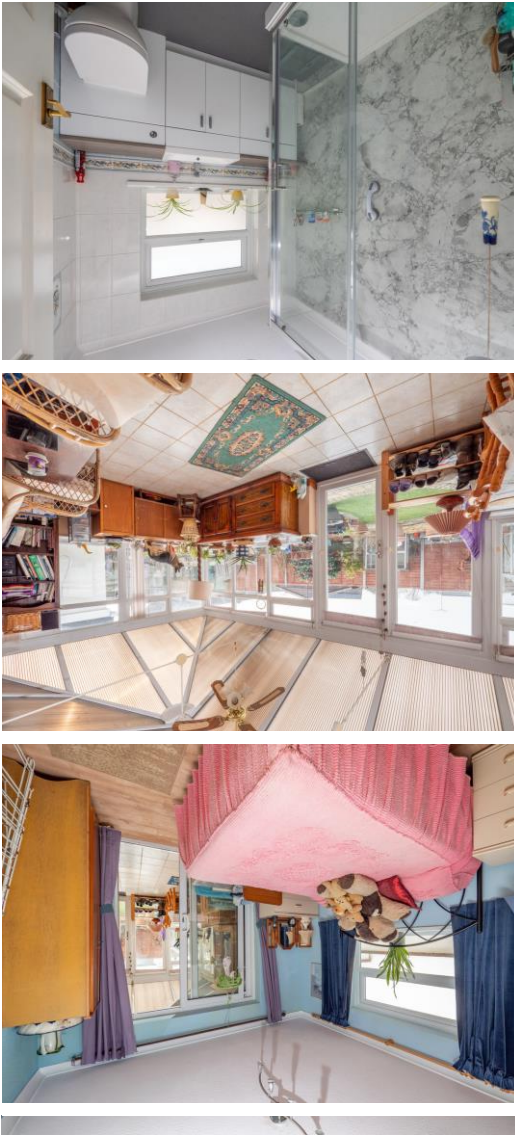
Very energy efficient - lower running costs		
A (92+)	B (81-91)	C (69-80)
D (55-68)	E (39-54)	F (21-38)
G (1-20)		
Current	68	84
Potential		

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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...

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20 Fosters Way

Bude, Cornwall, EX23 8HF

Price £359,950

- Detached two bed bungalow in the popular Flexbury
- Walking distance of Bude town centre and beaches
- Two double bedrooms, shower room
- Private enclosed, low maintenance rear garden
- Large conservatory, garage and off road parking

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&

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MARKET APPRAISAL

Award winning

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2017

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2018

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BRITISH
PROPERTY
AWARDS

2019

★★★★★

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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. Proceed all the way down this road taking the second turning on the right into Fosters Way and the property will be located a short distance along on the left hand side

20 Fosters Way

Bude, Cornwall, EX23 8HF

Price £359,950

20 Fosters Way is a spacious detached bungalow, located in a cul-de-sac setting in the highly sought after residential area of Flexbury, within walking distance of the town centre, Bude Golf Course and local beaches.

The property offers an entrance porch, living room, kitchen, two double bedrooms, a modern shower room and a large conservatory to the rear.

Outside there is single garage with electric roller door, off road parking and a private enclosed low maintenance garden to the rear.

ENTRANCE HALL

Entering the property via a UPVC double glazed door, with small step and grab handle. LVT flooring, loft hatch access and doors serve the following rooms.

LIVING ROOM

16' 2" x 11' 3" (4.93m x 3.43m) A dual aspect living room with UPVC double glazed windows to the front and side elevation. LVT flooring, radiator and fireplace.

KITCHEN

13' 7" x 10' 1" (4.14m x 3.07m) Fitted with a range of matching white wall and base units with contrasting worksurface over, inset one and a half bowl stainless steel sink and side drainer, built in high level double oven, inset electric hob, space and plumbing for washing machine, tumble dryer and fridge freezer.

SIDE PORCH

UPVC double glazed porch with doors front and rear, hanging space for coats and shoes.

BEDROOM ONE

12' 11" x 11' 04" (3.94m x 3.45m) Large UPVC double glazed window to the rear elevation. Coved ceiling, radiator and TV point.

BEDROON TWO

10' 2" x 9' 3" (3.1m x 2.82m) UPVC sliding doors to the rear elevation opening to the conservatory, continuation of the LVT flooring, useful hanging space in recess.

BATHROOM

6' 10" x 6' 5" (2.08m x 1.96m) Fitted with a modern vanity unit with wash hand basin and WC with enclosed cistern, double shower enclosure with electric Mira shower over, non slip vinyl flooring, UPVC obscured double glazed window to the side elevation.

CONSERVATORY

17' 3" x 11' 3" (5.26m x 3.43m) The conservatory spans the full width of the property, with door to the side elevation and double doors opening to the rear garden. TV point.

GARAGE

18' 3" x 8' 3" (5.56m x 2.51m) Electric roller door, light and power connected and pedestrian door to the rear.

OUTSIDE AND GARDENS

The property is approached via a concrete driveway leading to the front door and extra hardstanding parking to the side. The front garden is laid to gravel with raised beds for ease of maintenance.

The rear garden is a mixture of patio, hardstanding areas for ease with mature planting, raised beds, Greenhouse and further space for summer house and sheds can be found at the side of the property.

SERVICES

All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

Band C