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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

Current	Potential
79	89

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

A (92+)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

estate agents

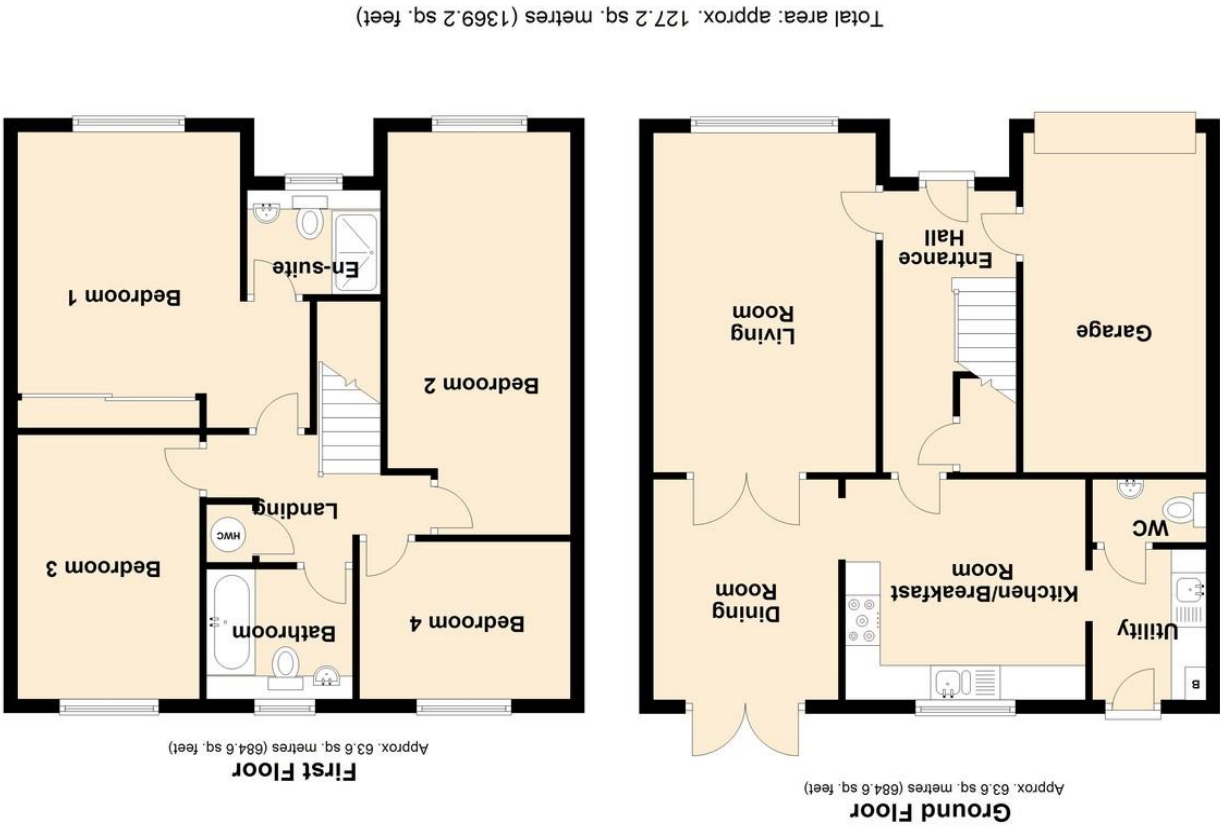
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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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...

COLWILLS

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Lundy House, Puffin Close

Bude, Cornwall, EX23 8BQ

Price £425,000

- A modern detached house situated on the popular Shorelands development, quiet cul-de-sac location
- Within walking distance of town, shops and schools
- Living room, dining room, kitchen breakfast room, utility
- Four bedrooms, ensuite to the principal bedroom and separate bathroom
- Single garage, off road parking and enclosed landscaped rear gardens

The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of town proceed out of Bude along The Strand, turning left at the mini roundabout into Bencoolen Road. Continue on this road all the way up the hill, passing Budehaven Secondary School and at the roundabout turn right into Shorelands. Follow this road, taking the second right-hand turning and then first right again. The property will be the first property in on the left hand side.

Lundy House, Puffin Close

Bude, Cornwall, EX23 8BQ

Price £425,000

Lundy House is a spacious and well presented, modern detached family home, situated in a quiet cul-de-sac on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

Internally the property offers an entrance hall, living room with french doors leading out onto composite decking and gardens, kitchen/breakfast room, utility and cloakroom. On the first floor there are four double bedrooms with an ensuite shower to the principal bedroom and separate bathroom.

Outside there is an integral single garage with off road parking in front for two vehicles and the Westerly facing landscaped garden to the rear is laid to lawn with Millboard decking and patio seating areas.

ENTRANCE HALL

Entering via a double glazed composite door to the entrance hall with stairs ascending to the first floor with useful under stairs storage cupboard, telephone point, LVT flooring and radiator. Doors serve the following rooms:-

LIVING ROOM

16' 1" x 10' 10" (4.9m x 3.3m) A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the garden. Television point, fibre connection and two radiators. French doors opening into:-

DINING HALL

10' 9" x 8' 9" (3.28m x 2.67m) UPVC double glazed french doors leading out onto a composite decked seating area and gardens. LVT flooring and radiator.

KITCHEN

11' 2" x 10' 8" (3.4m x 3.25m) UPVC double glazed window to the rear elevation overlooking the gardens. Radiator and LVT flooring.

The kitchen is finished with a range of matching grey gloss wall and base units with contrasting worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap, inset five ring gas hob with extractor hood, integrated fridge freezer and dishwasher.

UTILITY ROOM

7' 2" x 5' 5" (2.18m x 1.65m) Double glazed composite door to the rear elevation leading out to the garden. Fitted grey gloss wall and base units with contrasting worksurface with matching upstand, inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, LVT flooring and radiator.

CLOAKROOM

4' 9" x 3' 3" (1.45m x 0.99m) Pedestal wash hand basin, toilet bowl with concealed cistern, LVT flooring and radiator.

FIRST FLOOR

Loft hatch access, door to airing cupboard housing the pressurised hot water cylinder and immersion heater. Doors serve the following rooms:-

BEDROOM ONE

14'6 max' 12'2 min" x 13'11 max' 10'2 min" (4.57m x 4.22m) A spacious principal bedroom with UPVC double glazed window to the front elevation, built in double wardrobe and radiator. Door to:-

ENSUITE

6' 10" x 5' 00" (2.08m x 1.52m) UPVC obscure double glazed window to the front elevation, double shower enclosure with mains fed shower, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

BEDROOM TWO

16' 7" x 8' 3" (5.05m x 2.51m) A spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Radiator.

BEDROOM THREE

12' 6" x 8' 7" (3.81m x 2.62m) A double bedroom with a UPVC double



glazed window to the rear elevation overlooking the gardens. Radiator.

BEDROOM FOUR

9' 10" x 7' 5" (3m x 2.26m) UPVC double glazed window to the rear elevation overlooking the gardens. Radiator

BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m) UPVC double glazed window the rear elevation. Double ended panel enclosed bath with mains fed shower, glass shower screen, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

GARAGE

16' 6" x 8' 4" (5.03m x 2.54m) Up and over door with light and power connected, wall mounted consumer unit.

OUTSIDE

To the front of the property there is off road parking for two vehicles with path leading to the front door and an area of lawn. Side gate and path leads to the rear enclosed Westerly facing landscaped garden, which is laid to lawn with Millboard decked seating area accessed from the dining room with feature horizontal slat fencing, patio seating area to one corner and raised flower/vegetable beds.

COUNCIL TAX

Band E

SERVICES

All mains services are connected

TENURE

Freehold. Estate service charge TBC

