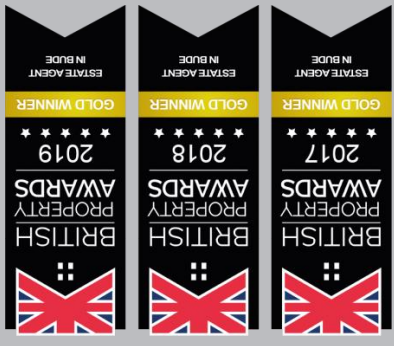


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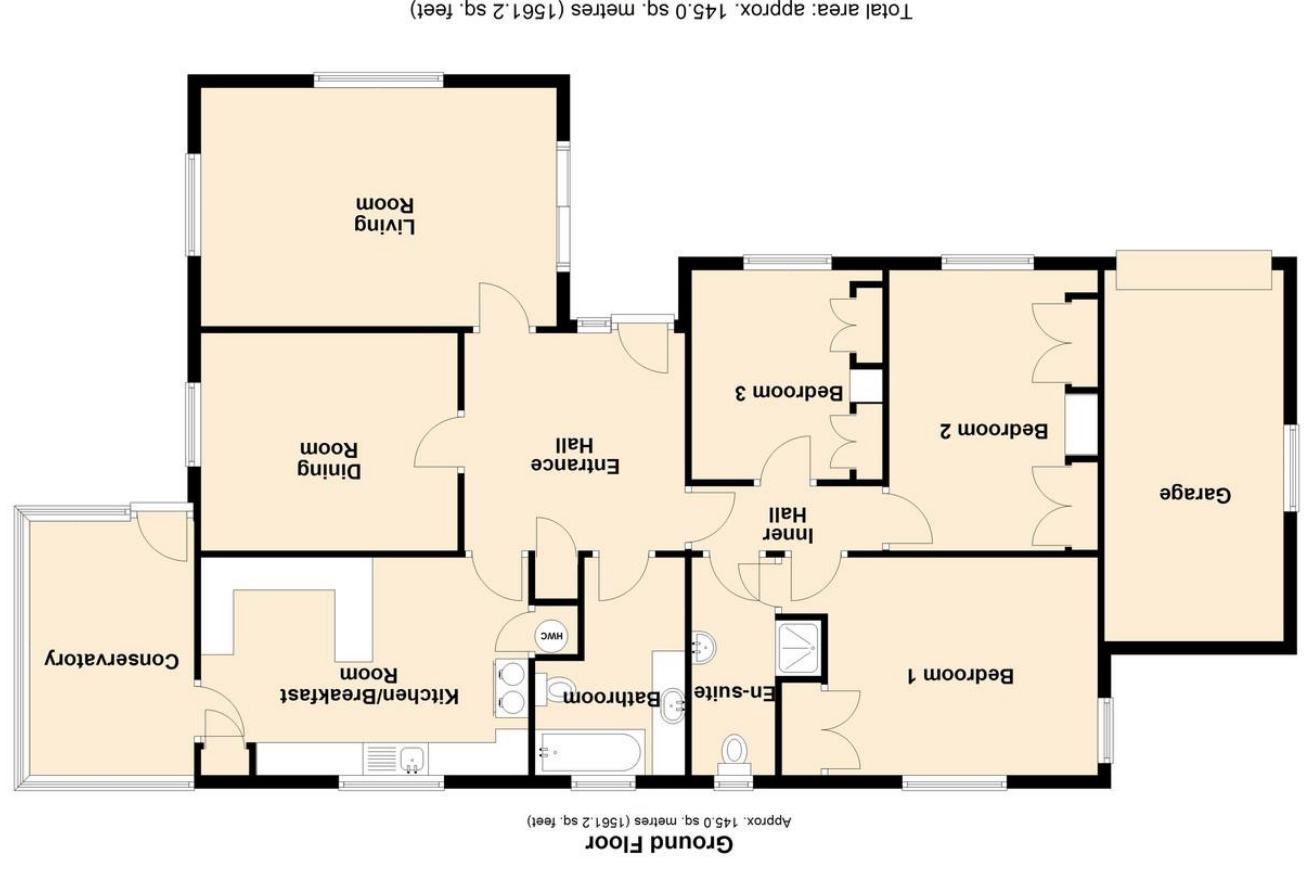


Energy Efficiency Rating	
Current	Potential
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (54-68)	D (54-68)
E (39-53)	E (39-53)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Energy Efficiency Rating: 81 (Current), 81 (Potential)

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 and 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.



Total area: approx. 145.0 sq. metres (1561.2 sq. feet)

*The Property Professionals...*



## 24 Trevella Road

Bude, Cornwall, EX23 8NA

Price £500,000

- Detached bungalow, Stunning sea views
- Exceptional location, highly sought after.
- 3 Bedrooms, 2 bathrooms, conservatory
- Sitting room, dining room, kitchen breakfast room
- Garage, parking, garden and no onward chain!



*The property professionals*

# 24 Trevella Road

Bude, Cornwall, EX23 8NA

Price £500,000

An exciting opportunity to acquire what we believe to be one of the best positioned bungalows within this highly sought after residential location. This spacious detached bungalow sits in an elevated position with uninterrupted views back over Flexbury and out to sea towards Crooklets and Summerleaze Downs.

The bungalow is generous in proportions and comprises a reception hall, triple aspect sitting room with the best of the views, formal dining room, kitchen breakfast room with a conservatory to the rear. There are three good size bedrooms, a family bathroom and a shower room that can also be used as an en-suite.

Adjoining the property is a single garage, which could also be converted if required, and this again has an outstanding view from the side. There is off road parking and gardens to most sides, laid to lawn. Available with no onward chain!

#### ENTRANCE HALL

**11' 5" x 10' 4" (3.48m x 3.15m)** Entering via a UPVC obscure double glazed door to the entrance hall with fixed side panel. Artex ceiling, radiator and door to linen cupboard with radiator. Doors serve the following rooms:-

#### LIVING ROOM

**17' 10" x 11' 11" (5.44m x 3.63m)** A bright and spacious triple aspect reception room with UPVC double glazed windows to front and side elevations and UPVC double glaze sliding door offering views across the garden and stunning views down towards the coastline and compass point. Coved artex ceiling, fireplace surround with wooden mantle and inset gas fire.

#### DINING ROOM

**13' 4" x 10' 11" (4.06m x 3.33m)** UPVC double glazed window to the side elevation overlooking the gardens. Coved artex ceiling and radiator.

#### KITCHEN/BREAKFAST ROOM

**16' 5" x 10' 11" (5m x 3.33m)** UPVC double glazed window to the rear elevation, artex ceiling, built in storage cupboard and airing cupboard with factory lagged hot water cylinder and fitted shelving.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset double sink and drainer, breakfast bar seating for two. Inset two ring gas hob, integrated high level microwave, fridge

freezer and dishwasher. Gas fired Rayburn. Door to:-

#### CONSERVATORY

UPVC double glazed windows to three elevations and door leading out to the enclosed garden. Fitted base units with work surface and space and plumbing for washing machine.

#### INNER HALL

Loft access with pull down ladder. Doors serve the following rooms:-

#### BEDROOM ONE

**13' 6" x 10' 11" (4.11m x 3.33m)** A bright and spacious dual aspect, principal double bedroom with UPVC double windows to the rear and side elevations over the gardens and rooftop views towards the coastline. Artex ceiling, built in double wardrobe and radiator. Door to:-

#### JACK AND JILL SHOWER ROOM

**10' 11" x 4' 3" (3.33m x 1.3m)** UPVC obscure double window to the rear elevation. Shower enclosure with electric shower, vanity unit with inset basin, mirror and lighting above, push button low flush WC and radiator.

#### BEDROOM TWO

**14' 1" x 8' 6" (4.29m x 2.59m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation offering views across the gardens coastline and compass point. Artex ceiling, fitted wardrobes, dressing table and radiator.

#### BEDROOM THREE

**10' 6" x 8' 3" (3.2m x 2.51m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation offering views across the gardens coastline and compass point. Artex ceiling, fitted wardrobes, dressing table and radiator.



#### BATHROOM

**10' 11" x 7'6 max' 4'3 min" (3.33m x 2.24m)** UPVC obscure double glazed window to the rear elevation, artex ceiling, panel enclosed bath, vanity unit with inset basin, mirror and lighting with storage above, push button low flush WC and chrome dual fuel heated towel rail.

#### GARAGE

Up and over door.

#### OUTSIDE

To the front of the property there is extensive off road parking with a low boundary wall wrap around awn with attractive planting. To the side there is a private enclosed garden which is laid to lawn with fence and wall boundary, patio seating area and garden shed.

#### COUNCIL TAX

Band D

#### SERVICES

All mains services are connected

#### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From Bude town centre head up Belle Vue and then proceed in the direction of Flexbury passing the church on the right-hand side. Take the third left-hand turning after the church into Trevella Road and the property will be located a short distance along on the right hand side.

