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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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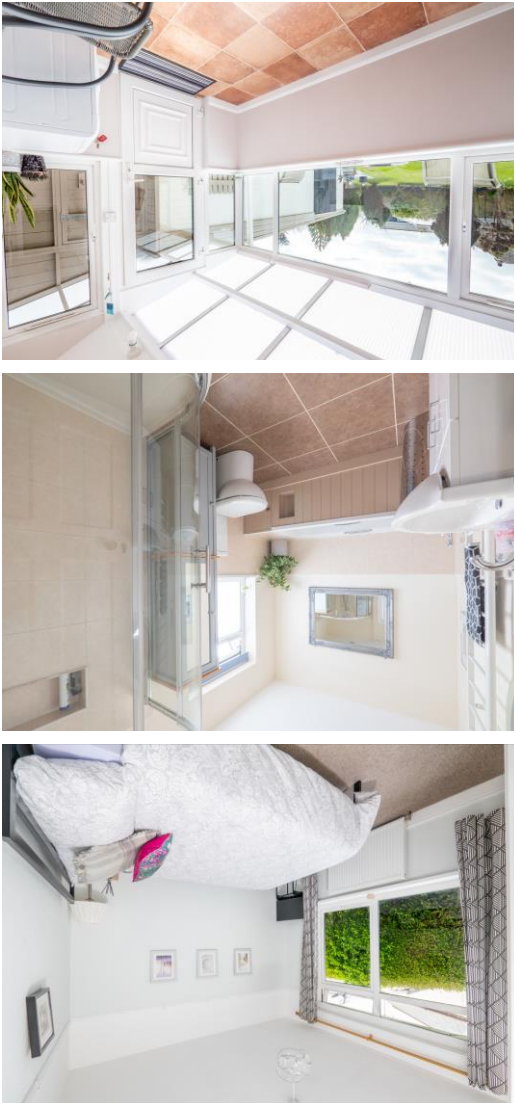
EU Directive 2002/91/EC

England & Wales

Energy Efficiency Rating	Current	Potential
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	

Not energy efficient - higher running costs

Very energy efficient - lower running costs



*The Property Professionals...*



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# Atlanta, Stratton Road

Bude, Cornwall, EX23 8AA

Price £460,000

- Well presented spacious detached bungalow
- Popular location within walking distance of Bude town/beaches
- Living room with a wood burner, kitchen, dining room
- Three bedrooms, bathroom and separate WC
- Generous South facing gardens, parking and garage



*The property professionals*



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From the centre of town, proceed along The Strand and turn left at the mini roundabout into Bencoolen Road. Remain on this road until you pass the secondary school and the property will be located on the right-hand side just before Cleavelands.

## Atlanta, Stratton Road

Bude, Cornwall, EX23 8AA

Price £460,000

Atlanta is a spacious and an immaculately presented detached bungalow conveniently situated within easy walking distance of the town centre, schools, local beaches, supermarkets and leisure centre.

The accommodation briefly comprises; entrance hall, living room with bay window and wood burner, dining room, kitchen, large rear porch, three bedrooms with a walk-in bay window to the principal bedroom, large bathroom and a separate WC.

Outside there is extensive off road parking, single garage with adjoining workshop, and a generous South facing garden laid to lawn with mature planting and useful large shed/store.

### ENTRANCE HALL

Entering via a UPVC double glazed door to the entrance hall with loft hatch access with pull down ladder. Loft partly boarded with light. Painted floor boards and radiator. Doors serve the following rooms:-

### LIVING ROOM

**12' 4" x 11' 11" plus bay window "** (3.76m x 3.63m) A bright and spacious dual aspect reception room with a large walk in bay window with UPVC double glazed windows plus further double glazed window to the side elevation. Fireplace with slate hearth, wooden mantle and wood burner and radiator.

### DINING ROOM

**14' 7" x 10' 9" max' 7' 5" min"** (4.44m x 3.23m) Wooden glazed door to the rear leading out to the rear porch, picture rail, door to storage cupboard, old fireplace recess and radiator. Door to:-

### WC

**5' 5" x 4' 8" (1.65m x 1.42m)** UPVC obscure double glazed window to the rear elevation, attractive half height wall tiling and tiled flooring. Vanity unit with an inset basin, push button low flush WC and cupboard housing the Alpha gas fired combi boiler.

### KITCHEN

**10' 4" x 6' 4" (3.15m x 1.93m)** A bright and spacious South facing kitchen with UPVC double glazed windows to the rear and side elevations overlooking the rear garden. The kitchen is finished with a

range of matching wall and base units with a fitted worksurface inset stainless steel sink and drainer with mixer tap, attractive tiled splash back. Space for freestanding electric cooker with pull out extractor over, space for freestanding fridge/freezer and space and plumbing for dishwasher

### REAR PORCH

**9' 3" x 6' 11" (2.82m x 2.11m)** UPVC double glazed windows to two elevations with views over the garden and matching door to the side, tiled flooring and space and plumbing for washing machine.

### BEDROOM ONE

**13' 5" x 11' 8" plus bay window "** (4.09m x 3.56m) A spacious principal double bedroom with a large walk in bay window with three UPVC double glazed windows, picture rail and radiator.

### BEDROM TWO

**11' 2" x 9' 1" (3.4m x 2.77m)** A double bedroom with a UPVC double glazed window to the side elevation, picture rail and radiator.

### BEDROOM THREE/STUDY

**9' 1" x 6' 5" (2.77m x 1.96m)** A South facing single bedroom with a UPVC double glazed window to the rear elevation overlooking the garden, painted floor boards and radiator.

### BATHROOM

**9' 1" x 6' 6" (2.77m x 1.98m)** UPVC obscure double glazed window to the side elevation, attractive half height wall tiling and tiled flooring. Panel enclosed bath with telephone mixer shower attachment, corner shower enclosure with an electric shower, vanity unit with an inset basin, push button low flush WC and a wall mounted heated towel rail.



### GARAGE

**16' 2" x 9' 4" (4.93m x 2.84m)** Up and over door with light and power connected. Opening into:-

### WORKSHOP/STORE

**9' 4" x 7' 7" (2.84m x 2.31m)** Double wooden doors to the side elevation, light and power connected

### SHED

**15' 5" x 7' 9" (4.7m x 2.36m)** Pedestrian door and window to the front elevation, light and power connected.

### OUTSIDE

To the front of the property there is an extensive tarmac and gravel drive, with a low stone wall with established planting and lawn. Side gate leads to the rear generous South facing private garden which is mainly laid to lawn with a patio seating area, with further gravel seating area to one side and pond with filtration system. Fencing and hedge boundaries to the side and rear, attractive flower beds with established mature planting.

### COUNCIL TAX

Band D

### SERVICES

All mains services are connected

### TENURE

Freehold

