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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
83	66

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

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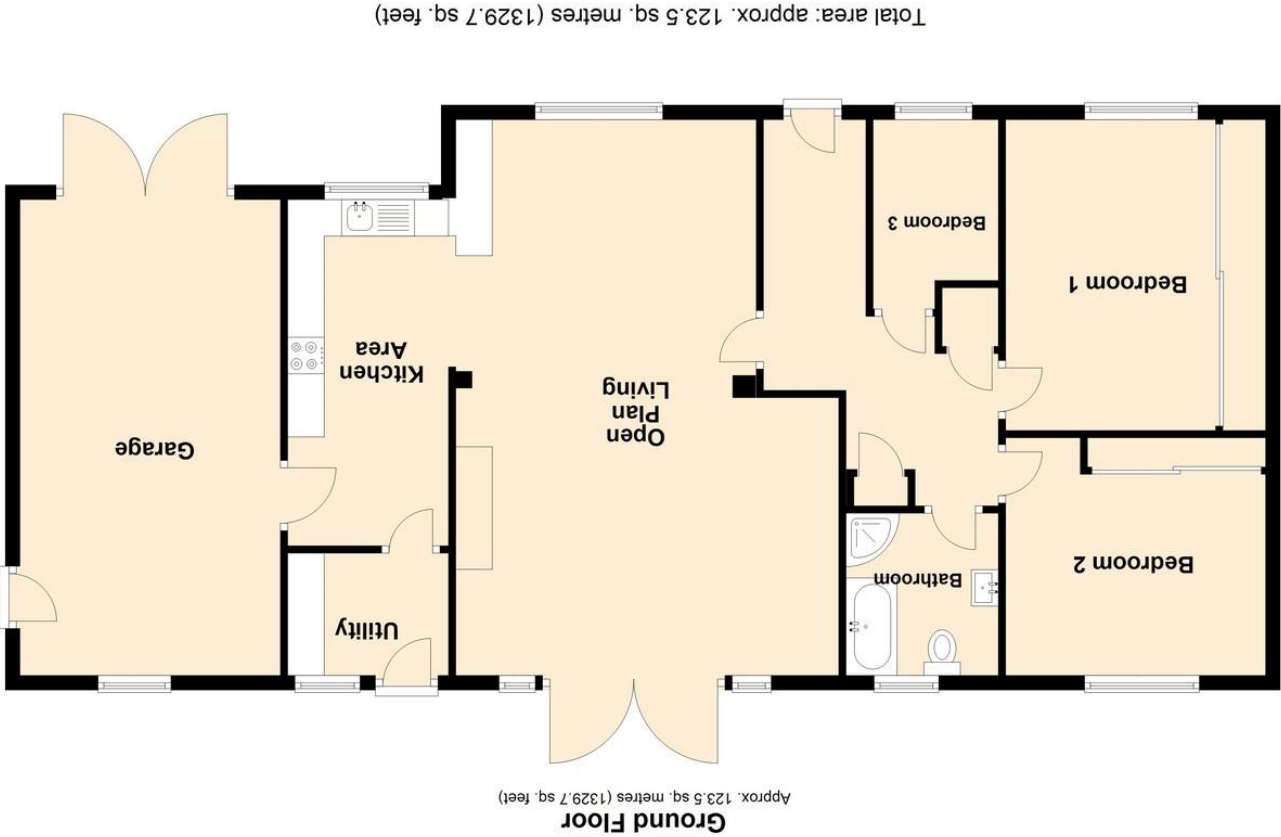
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...

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Rockbank, Stratton Road

Bude, Cornwall, EX23 8AQ

Price £495,000

- Spacious detached 3 bed bungalow
- Open plan kitchen/dining/ living space with log burner
- Garden to the rear, extensive brick paved driveway
- Walking distance of Bude town centre and the village of Stratton
- Easy maintenance garden and raised decking area

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The property professionals

Award winning



Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Remain on this road until reaching the roundabout at 'Morrisons'. Continue on this road passing the dentist on the right hand side, turn left down Trev's Lane just before the Cavanna Homes development and the property will be located on the left hand side.

Rockbank, Stratton Road

Bude, Cornwall, EX23 8AQ

Price £495,000

Rockbank is a well presented and spacious detached bungalow, tucked away down a no through private lane in a convenient location close to Bude town, schools and shops.

The property offers a spacious reception hall, open plan living/kitchen/diner with wood burner and patio doors leading out to a raised decking area. There are two generous double bedrooms with built in wardrobes and Bed 3/study, family bathroom and utility room.

Outside, there is extensive brick paved off road parking, adjoining garage and area of low maintenance garden to the front, whilst to the rear, the enclosed gardens are laid mainly to grass with a raised decked seating area and a gravelled BBQ and entertaining space, summer house and garden store to the rear.

ENTRANCE HALL

Entering via a UPVC double glazed door with fixed double glazed side panels to either side to the entrance hall. Coved artex ceiling, door to storage cupboard, door to airing cupboard housing the pressurised hot water cylinder, contemporary radiator and wood laminate flooring. Oak doors serve the following rooms:-

OPEN PLAN LIVING

17' 11" x 17' 03" (Max)" (5.46m x 5.26m) Open Plan Kitchen Dining Living Room

A bright and spacious multi zone dual aspect room with three UPVC double glazed windows to the front elevation and UPVC double glazed french doors and windows to the rear overlooking and leading out to the decked seating area and gardens. Wood laminate flooring to the kitchen and dining area and carpet to the living area. Slate hearth with wood burner, two contemporary radiators and one vertical radiator.

KITCHEN

17' 11" x 7' 03" (5.46m x 2.21m) The kitchen is finished with a range of matching cream fronted wall and base units with granite worksurface with matching upstand, breakfast bar seating for two with wooden work surface. Under mounted sink with mixer tap, integrated Neff appliances comprise electric double oven, inset hob with extractor hood, dishwasher, space and plumbing for American style fridge freezer. Door to garage and utility room.

UTILITY ROOM

6' 11" x 5' 6" (2.11m x 1.68m) Fitted with full length units, space and plumbing for washing machine and tumble dryer. Work surface, with inset stainless steel sink and side drainer. UPVC double glazed door and window to the rear elevation.

BEDROOM 1

14' 0" x 11' 8" (4.27m x 3.56m) A spacious double bedroom with UPVC double glazed window to the front elevation, coved artex ceiling, range of built in wardrobes with TV point and socket and radiator.

BEDROOM 2

11' 9" x 10' 8" (3.58m x 3.25m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation offering view over the gardens. Artex ceiling, range of built in wardrobes and radiator.

BEDROOM 3

8' 7" x 5' 8" (2.62m x 1.73m) UPVC double glazed window to the front elevation and radiator.

BATHROOM

7' 4" x 6' 10" (2.24m x 2.08m) UPVC double glazed window to the rear elevation, freestanding bath, quadrant shower with mains fed soak head shower with separate hand attachment, vanity unit with inset basin, push button low flush WC, radiator with towel rail and attractive tiled flooring.

GARAGE

24' 5" x 11' 8" (7.44m x 3.56m) Twin solid wooden doors to the front elevation, UPVC double glazed window to the rear and UPVC double glazed pedestrian door to the side. Loft hatch access with pull down ladder, partially boarded with light and power connected.



OUTSIDE

The property is approached via a private road leading to an extensive brick paved driveway with ample parking. The rear garden is laid to lawn with mature hedgerows and fruit trees. A raised decking area with inset spot lights wraps around the rear and side of the property.

There is also a BBQ/entertaining space covered by a pergola, and laid to chipping's and patio slabs, the side of the property offers useful storage and a covered log store, while the other has raised beds.

COUNCIL TAX

Band D

SERVICES

All mains services are connected.

TENURE

Freehold

