

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS 2017

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2018

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2019

ESTATE AGENT IN BUDE

GOLD WINNER

Energy Efficiency Rating

Very energy efficient - lower running costs	A	(92+)
Good energy efficient	B	(81-91)
Decent energy efficiency	C	(69-80)
Below average energy efficiency	D	(55-68)
Low energy efficiency	E	(39-54)
Poor energy efficiency	F	(21-38)
Very poor energy efficiency - higher running costs	G	(1-20)

EU Directive 2002/91/EC

England & Wales

www.epcau.com

estate agents

property management

lettings

COLWILLS

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. The buyer is advised to obtain verification from their solicitor. 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

estate agents

property management

lettings



36 Petherick Road

Bude, Cornwall , EX23 8SQ

Price £400,000

- Well presented spacious detached bungalow
- Popular Flexbury area, close to town, schools and local beaches
- South aspect living room, dining room, modern kitchen
- Three double bedrooms and a modern shower room
- Single garage, off road parking, private enclosed gardens. No onward chain

*The property professionals*



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From Bude town centre proceed in the direction of Flexbury passing the church on the right hand side. Take the third left hand turning into Trevella Road and first left into Petherick Road, whereupon the property will be found a short distance along on the right hand side.

## 36 Petherick Road

Bude, Cornwall , EX23 8SQ

Price £400,000

A deceptively spacious detached bungalow in an extremely sought-after and popular location close to Crooklets beach, and within walking distance to the town and its local amenities.

The well presented accommodation offers an entrance porch and cloakroom, South aspect living room, dining room, modern kitchen, three double bedrooms and a shower room.

There is an attached single garage, off road parking for two vehicles and a private enclosed garden to the rear. Available with no onward chain.

### ENTRANCE PORCH

**7' 10" x 6' 2" (2.39m x 1.88m)** Entering via a UPVC obscure double glazed door with matching fixed side panels to the entrance porch. Doors serve the following rooms:-

### CLOAKROOM

**6' 2" x 2' 11" (1.88m x 0.89m)** Wall mounted wash hand basin and WC.

### LIVING ROOM

**16' 5" x 11' 1" (5m x 3.38m)** A South aspect reception room with UPVC double glazed window to the front elevation, feature fireplace with an inset gas fire, television point and radiator. Door to:-

### INNER HALL

Loft hatch access, door to boiler cupboard housing the Worcester gas fired combi boiler, useful storage cupboard and radiator. Doors serve the following rooms:-

### DINING ROOM

**11' 11" x 9' 6" (3.63m x 2.9m)** UPVC double glazed window to the side elevation and radiator. Door to:-

### KITCHEN

**11'10 max' 9'6 min" x 11' 1" (3.58m x 3.38m)** A bright and spacious kitchen with UPVC double glazed window to rear elevation overlooking the gardens and UPVC obscure double glazed door to the side.

The kitchen is finished with a range of matching wall and base units with fitted slimline worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap. Space for freestanding cooker with extractor canopy, space for freestanding fridge freezer and space and plumbing for washing machine.

### BEDROOM ONE

**11'9 max' 9'9 min" x 9' 9" (3.58m x 2.97m)** A double bedroom with UPVC double window to the rear elevation overlooking the gardens. Built-in wardrobes and radiator.

### BEDROOM TWO

**10' 1" x 9' 5" (3.07m x 2.87m)** A double bedroom with UPVC double window to the rear elevation overlooking the gardens. Radiator.

### BEDROOM THREE

**10' 8" x 8' 9" (3.25m x 2.67m)** A double bedroom with UPVC double window to the front elevation overlooking the gardens. Radiator.

### SHOWER ROOM

**6' 5" x 5' 6" (1.96m x 1.68m)** UPVC obscured glazed window to side elevation and radiator. Large shower enclosure with fixed glass screen. with mains fed shower pedestal. wash hand basin.



push button low flush WC and radiator.

### GARAGE

**16' 4" x 8' 1" (4.98m x 2.46m)** Up and over door to the front elevation and pedestrian door to the rear.

### OUTSIDE

To the front of the property there is off road parking for two vehicles with garden laid to lawn with side gate and path leading to the rear garden. To the rear the private enclosed garden is laid mainly to lawn with a paved patio seating area and a useful small store.

### COUNCIL TAX

Band C

### SERVICES

All mains services are connected

### TENURE

Freehold

