



6 Kittiwake Court

Bude, Cornwall, EX23 8BG

Price £239,950

- Modern mid terrace house
- Situated on the popular Shorelands development
- Dual aspect, open plan kitchen/living/dining room
- Two bedrooms and a bathroom
- Off road parking, enclosed garden. No chain



The property professionals



6 Kittiwake Court, Bude, Cornwall, EX23 8BG

6 Kittiwake Court is a mid terrace house situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

The property opens into a dual aspect open plan kitchen/living/dining room with small bay window. Integrated appliances to the kitchen and ground floor cloakroom. On the first floor there are two bedrooms and a bathroom.

Outside there is off road parking to the front and an enclosed garden to the rear with a patio seating area. Available with no onward chain.

DIRECTIONS

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit, first right into Kittiwake Court and the property will be located on the right hand side.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

22' 3" x 12' 10" (6.78m x 3.91m) Entering via an obscure double glazed composite door to the open plan kitchen/living/dining room.

A spacious dual aspect room with UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear and matching door leading out to the garden. Wall mounted consumer unit, television point, telephone point and two radiators.

The kitchen is finished with a range of matching dark grey gloss wall and base units with contrasting fitted worksurface with matching upstand and inset stainless steel sink and drainer. Inset four ring gas hob with extractor canopy, integrated electric oven, integrated fridge freezers and washing machine. Cupboard housing the gas fired boiler.

CLOAKROOM

5' 00" x 3' 5" (1.52m x 1.04m) Pedestal wash hand basin, toilet bowl with concealed cistern and radiator.

FIRST FLOOR

Loft hatch access and doors serve the following rooms:-

BEDROOM ONE

12' 10" x 8' 3" (3.91m x 2.51m) A spacious double bedroom with

a UPVC double glazed window to the rear elevation overlooking the gardens and rooftop views towards to the coastline. Built-in wardrobe. Television point, telephone point and Radiator.

BEDROOM TWO

12' 10" x 6' 8" (3.91m x 2.03m) A single South aspect bedroom with UPVC double glazed window to the front elevation, television point, telephone point and radiator.

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m) Inset lighting, double ended panel enclosed bath with mains fed shower, glass shower screen, wall hung wash hand basin, toilet bowl with concealed cistern and wall mounted heated towel rail.

OUTSIDE

To the front of the property there is off road parking for one vehicle with path leading to the front door. To the rear the garden is laid mainly to lawn with a paved patio seating area and paved path leading to the rear pedestrian gate.

COUNCIL TAX

Band B

SERVICES

All mains services are connected

TENURE

Freehold. Estate service charge TBC



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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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

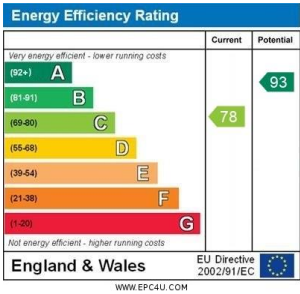
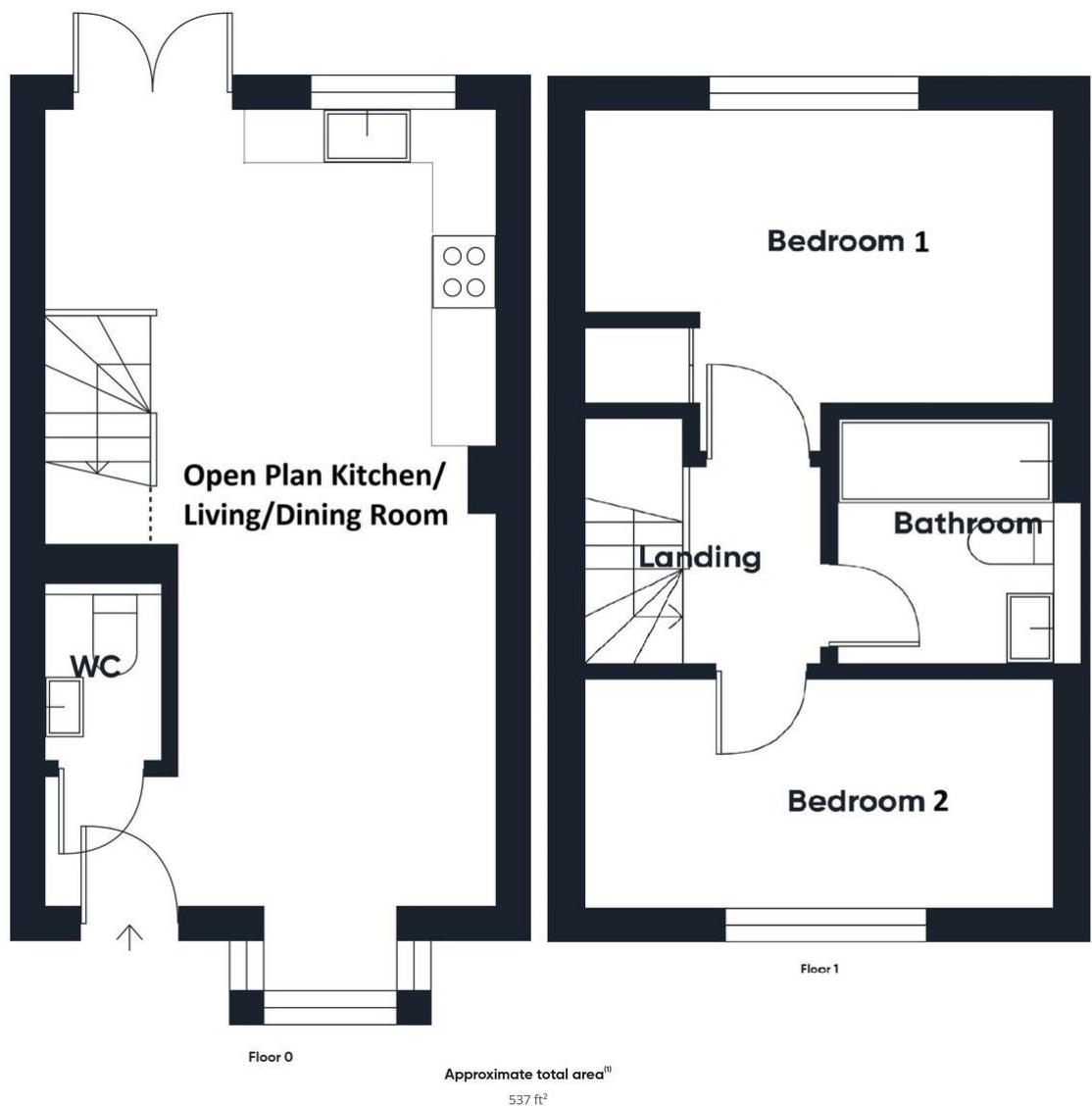


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