

estate agents • property management • lettings

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. The agent has not had sight of the title document. 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.

Energy Efficiency Rating

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current 82

Potential 95

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current 82

Potential 95

Energy Efficiency Rating

BRITISH PROPERTY AWARDS 2017

BRITISH PROPERTY AWARDS 2018

BRITISH PROPERTY AWARDS 2019

GOLD WINNER

ESTATE AGENT IN BUDE

01288 355 828

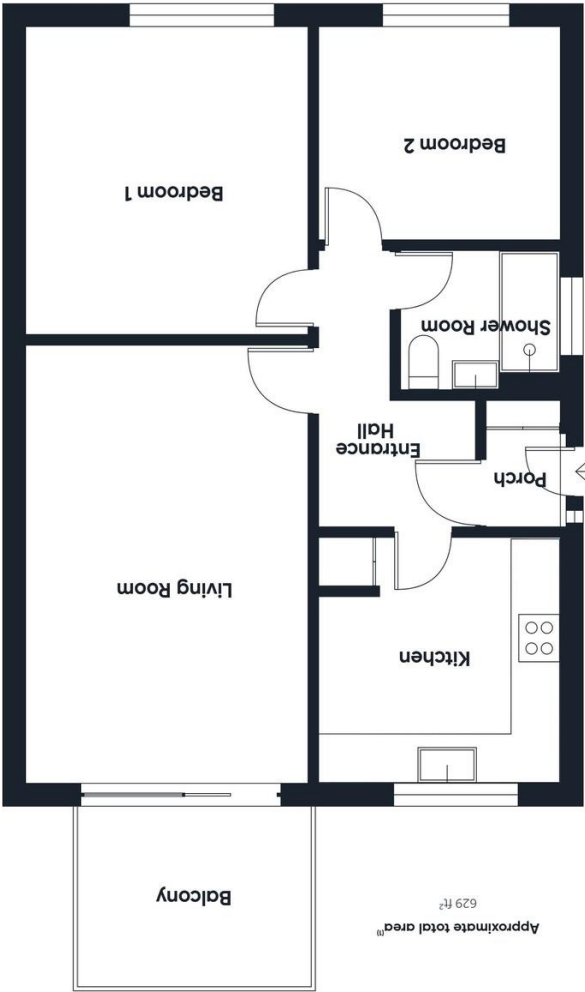
E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB



The Property Professionals...

estate agents • property management • lettings



7 Atlantic Close

Widemouth Bay, Bude, Cornwall, EX23 0AP

Price £375,000

- Sea views and walking distance to the beach!
- Two bedroom semi-detached bungalow
- Living room with doors leading out to a decked seating area, kitchen
- Two double bedrooms and a shower room
- Single garage, off road parking and enclosed gardens. No chain

The property professionals



Directions

From the centre of Bude proceed out of town along The Strand, turning right at the mini roundabout towards Widemouth Bay. On reaching Widemouth Bay continue past the main beach car park and take the first turning on the left-hand side into Atlantic Close. Follow this road around to the left and the property will be located a short distance along on the left-hand side.

7 Atlantic Close

Widemouth Bay, Bude, Cornwall, EX23 0AP

Price £375,000

7 Atlantic Close is situated only a short walk from Widemouth Bay Beach, this semi-detached bungalow suits those looking for a home by the sea, either as a main residence or second home

The property is available with no onward chain and offers an entrance porch and hall, living room with sliding doors offers views towards Widemouth Bay beach and sea and leading out onto a terrace decked seating area, kitchen, two double bedrooms and a shower room.

Outside there is off road parking, single garage and enclosed gardens to the rear.

PORCH

3' 11" x 3' 8" (1.19m x 1.12m) Entering via a double glazed composite door to the entrance porch. Door to a useful storage cupboard housing the consumer unit. Door leading to:-

ENTRANCE HALL

Coved artex ceiling, night storage heater, loft hatch access and doors serve the following rooms:-

LIVING ROOM

17' 4" x 11' 9" (5.28m x 3.58m) Coved ceiling, UPVC double glazed sliding door to the rear elevation leading out onto a decked seating area and offering views towards Widemouth Bay beach and coastline. Television point and night storage heater.

BALCONY

Timber decked seating area offering stunning views towards Widemouth Bay beach and coastline.

KITCHEN

10' 00" x 9' 4" (3.05m x 2.84m) Coved artex ceiling and UPVC double glazed window to the rear elevation offering views across to Widemouth Bay beach and coastline Fitted with a range of matching wall and base units with fitted worksurface, inset one and a half bowl composite sink and drainer with mixer tap, insert

electric hob, integrated electric oven, space and plumbing for washing machine, tiled flooring and airing cupboard housing the factory lagged hot water cylinder.

BEDROOM ONE

12' 9" x 11' 8" (3.89m x 3.56m) A double bedroom with a UPVC double glazed window to the front elevation. Coved ceiling and night storage heater.

BEDROOM TWO

10' 1" x 9' 00" (3.07m x 2.74m) A double bedroom with UPVC double glazed window the front elevation. Coved ceiling and night storage heater.

SHOWER ROOM

6' 8" x 5' 7" (2.03m x 1.7m) Artex ceiling and high level UPVC obscure double glazed window to the side elevation. Fully tiled walls and tiled flooring, double shower enclosure with electric shower, vanity unit with inset basin, push button low flush WC and wall mounted blow air heater.

GARAGE

Single garage with up and over door.

OUTSIDE

To the front of the property the garden is laid to lawn, parking in front of the garage for two vehicles. Side gate leads to the rear enclosed garden which is laid to lawn with useful shed to one side.



COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage. Solar PV system.

TENURE

Freehold

