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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

EU Directive 2002/91/EC

Very energy efficient - lower running costs

(92+)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

Current

Potential

England & Wales

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 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



The Property Professionals...

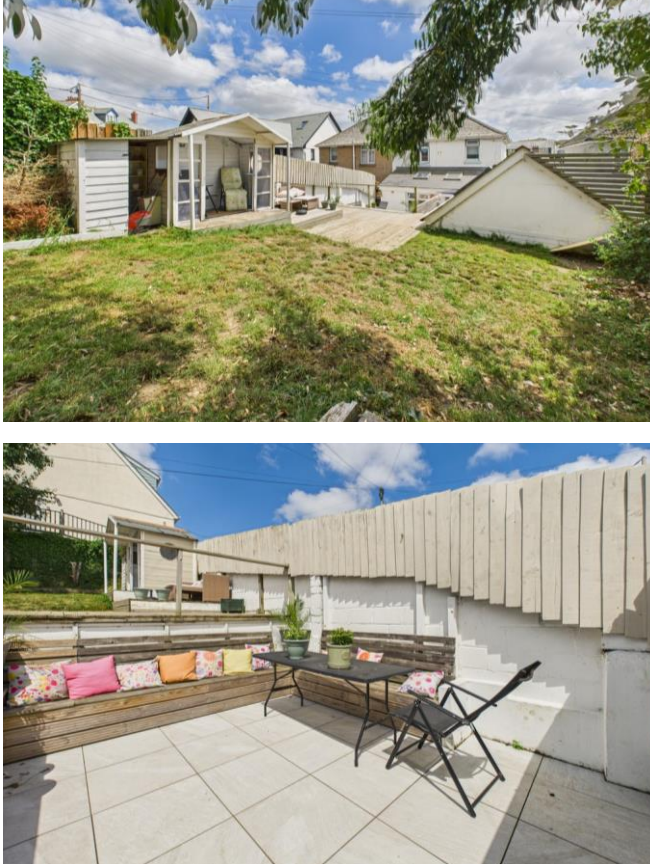
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11 Valley Road
Bude, Cornwall, EX23 8EP

Price £425,000

- Spacious semi detached house with adjoining one bedroom annex
- Convenient and desirable residential location, close to town/schools/beaches
- Living room, large open plan kitchen/dining/family room
- Three bedrooms, WC and a family bathroom
- Off road parking, enclosed garden laid to lawn and decking

The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From our office proceed out of the town along The Strand. Turn left at the mini round about into Bencoolen Road. Continue along this road, taking the second turning on the left-hand side into Valley Road just before the Esso petrol station. Continue up Valley Road, passing the turning to Monterey Close and the property will be located a short distance up on the left hand side.

11 Valley Road

Bude, Cornwall, EX23 8EP

Price £425,000

11 Valley Road is a very unique property for those wanting space for a family member or even a rental income. This semi detached house benefits from a self-contained annex on the side and is located in a convenient and desirable residential location walking distance to the town, beaches and schools.

The accommodation briefly comprises; covered entrance porch which open into an entrance hall, living room with bay window, large open plan kitchen/dining/family room, three first floor bedrooms and a family bathroom. The annex offers an open plan kitchen/dining/living room, one bedroom and a shower room.

Outside extensive off road parking to the front with an enclosed garden to the rear laid to decking and lawn with a separate covered seating area to the front for the annex.

ENTRANCE HALL

15' 10" x 7' 00" (4.83m x 2.13m) Entering via a UPVC double glazed door to the entrance hall with stairs ascending to the first floor with door to under stairs storage cupboard housing the consumer unit, two further useful storage cupboards, telephone point, radiator, and light grey oak laminate flooring. Doors serve the following rooms:-

LIVING ROOM

12' 00" x 11' 1" (3.66m x 3.38m) A bright and spacious living room with a UPVC double glazed walk-in bay window to the front elevation, wall mounted vertical contemporary radiator, painted floorboards and television point.

KITCHEN/DINING/FAMILY ROOM

22' 9 max" x 18' 6 max" (6.93m x 5.64m) UPVC double glazed windows to the side and rear elevations, twin Velux windows and UPVC double glazed door leading out to the garden. This spacious multizone room offers a range of fitted base units with square edge worksurface, inset composite 1 1/2 bowl sink and drainer with mixer tap, integrated electric oven, inset hob with extractor, integrated microwave, space for freestanding fridge freezer, space and plumbing for slimline dishwasher, two radiators and the continuation of the light grey oak wood laminate flooring. Door to:-

WC

8' 1" x 2' 6" (2.46m x 0.76m) Wall mounted wash hand basin, push

button low flush WC, space and plumbing for washing machine and radiator.

FIRST FLOOR

UPVC double glazed window to the side elevation, pull down loft ladder staircase. Doors serve the following rooms:-

BEDROOM ONE

12' 9" x 10' 10" (3.89m x 3.3m) UPVC double glazed window to the rear elevation overlooking the garden. Picture rail, built-in wardrobes and radiator.

BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m) A bright and spacious double bedroom with UPVC double glazed walk-in bay window to the front elevation offering views towards Lynstone Road. Radiator.

BEDROOM THREE

9' 4" x 8' 3" (2.84m x 2.51m) UPVC double glazed window to the front elevation. Picture rail and radiator.

BATHROOM

6' 10" x 6' 10" (2.08m x 2.08m) UPVC obscure double glazed window to the rear elevation, panelled enclosed bath with mixer shower attachment over, vanity unit with inset wash handbasin, push button low flush WC, attractive gloss grey tiled splashback to the wet areas and a chrome heated towel rail.

ANNEX

OPEN PLAN LIVING/KITCHEN/DINING ROOM

16'6 max' 8'6 min" x 11' 8" (5.08m x 3.56m) Entering via a composite obscure double glazed door to the open plan living/kitchen/dining room. UPVC double glazed window and Velux window to the side



elevation plus UPVC double glazed obscured door to the side. Fitted with a range of matching wall and base units with fitted worksurface over, inset stainless steel sink and drainer with mixer tap over, integrated electric oven, inset electric hob with extractor hood over, space for undercounter fridge/freezer. Door to:-

BEDROOM ONE

11' 8" x 8' 1" (3.56m x 2.46m) A double bedroom with Velux window to side elevation with electric blind.

SHOWER ROOM

7' 10" x 2' 8" (2.39m x 0.81m) UPVC double glazed window to the front elevation shower enclosure with electric shower over, vanity unit with inset wash hand basin, push button low flush WC and a wall mounted heated towel rail.

OUTSIDE

To the front of the property there is extensive off road parking and contemporary slatted fence to either side. Step up to the covered porch and wooden gate to the side which leads to a covered seating area for the annex. The garden to the rear is accessed via the Kitchen/Dining room and opens out onto an attractive tiled seating area with fitted seating and steps lead up to the garden, which is laid to lawn with decked seating area, summerhouse and shed.

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold

