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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

England & Wales

Very energy efficient - lower running costs

A

(92+)

Reasonably energy efficient

B

(81-91)

Decent energy efficiency

C

(69-80)

Below average energy efficiency

D

(55-68)

Below average energy efficiency

E

(39-54)

Very poor energy efficiency - higher running costs

F

(21-38)

Very poor energy efficiency - higher running costs

G

(1-20)

estate agents

property management

lettings

COLWILLS

Approximate total area<sup>(1)</sup>  
1542 ft<sup>2</sup>  
143.2 m<sup>2</sup>

*The Property Professionals...*

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## 2 Puffin Close

Bude, Cornwall, EX23 8BQ

Price £465,000

- A modern detached house situated on the popular Shorelands development, quiet cul-de-sac location
- Within walking distance of town, shops and schools
- Living room with bay window, kitchen/dining/family room and study
- Four double bedrooms, ensuite to principal bedroom, separate bathroom
- Double garage, off road parking and enclosed Westerly facing garden. Available with no chain

The property professionals



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FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

Directions

From the centre of town proceed out of Bude along The Strand, turning left at the mini roundabout into Bencoolen Road. Continue on this road all the way up the hill, passing Budehaven Secondary School and at the roundabout turn right into Shorelands. Follow this road, taking the second right-hand turning and then first right again. The property will be the second property in on the left hand side.

2 Puffin Close

Bude, Cornwall, EX23 8BQ

Price £465,000

2 Puffin Close is a spacious and well presented, modern detached family home, offered with no onward chain, situated in a quiet cul-de-sac on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

Recently redecorated and featuring newly fitted carpets the property comprises of an entrance hall, living room with bay window and french doors to the kitchen/dining/family room with integrated appliances, study and a utility/cloakroom. On the first floor there are four double bedrooms with ensuite shower room to the principal bedroom and separate bathroom.

Outside there is an attached double garage with off road parking for two vehicles and enclosed Westerly facing gardens to the rear.

**ENTRANCE HALL**  
Entering via an obscure double glazed composite door with stair ascending to the first floor with useful under stairs storage cupboard. Tiled flooring and radiator. Doors serve the following rooms :-

**CLOAKROOM/UTILITY**  
**6' 2" x 5' 9" (1.88m x 1.75m)** Light grey high gloss wall and base units with contrasting worksurface, space and plumbing for washing machine, wall hung wash hand basin, toilet bowl with concealed cistern, wall mounted consumer unit, tiled flooring and radiator.

**LIVING ROOM**  
**14' 9 plus bay window" x 11' 7" (4.5m x 3.53m)** A bright and spacious reception room with walk in UPVC double glazed bay window to the front elevation overlooking the gardens and UPVC double glazed window to the side. Television point, telephone point and radiator.

**STUDY**  
**8' 3" x 6' 7" (2.51m x 2.01m)** UPVC double glazed window to the front elevation overlooking the gardens. Television point, telephone point and radiator.

**KITCHEN/DINING/FAMILY ROOM**  
**25' 3" x 10' 4" (7.7m x 3.15m)** A bright and spacious versatile room with UPVC double glazed window and matching french doors to the rear elevation overlooking the gardens. Inset lighting and feature pendant light, television point, telephone point, two radiators and tiled flooring.

The kitchen is finished with a range of matching light grey high gloss wall and

base units with contrasting worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap, inset gas five ring hob with extractor hood, integrated high level electric double oven, integrated dishwasher, fridge freezer and cupboard housing the gas fired boiler.

**FIRST FLOOR**  
Loft hatch access, door to airing cupboard housing the hot water cylinder. Doors serve the following rooms :-

**BEDROOM ONE**  
**13' 11 max' 10'9 min" x 11' 7" (4.22m x 3.53m)** A bright and spacious principal double bedroom with walk in UPVC double glazed bay window, fitted double wardrobe, television point, telephone point and radiator.

**ENSUITE**  
**6' 10" x 5' 00" (2.08m x 1.52m)** Double shower enclosure with mains fed shower, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

**BEDROOM TWO**  
**11'9 max' 9'11 min" x 9' 11" (3.58m x 3.02m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the garden. Television point, telephone point and radiator.

**BEDROOM THREE**  
**14'6 max' 11'10 min" x 9'3 max' 5'4 min" (4.55m x 2.87m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Television point, telephone point and radiator.

**BEDROOM FOUR**  
**10' 6" x 8' 2" (3.2m x 2.49m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Television point, telephone point and radiator.

**BATHROOM**  
**6' 11" x 6' 3" (2.11m x 1.91m)** Double ended bath with mains fed shower, glass shower screen, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

**DOUBLE GARAGE**  
**18' 5" x 17' 7" (5.61m x 5.36m)** Twin up and over doors, pedestrian double glazed composite door to the rear, light and power connected.

**OUTSIDE**  
To the front of the property there is off road parking for two vehicles with path leading to the front door and an area of lawn. Side gate and path leads to the rear enclosed Westerly facing landscaped garden, which is laid to lawn with a patio seating area accessed from the kitchen/dining/family room.

**COUNCIL TAX**  
Band E

**SERVICES**  
All mains services are connected

**TENURE**  
Freehold. Estate service charge TBC