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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: 84, Potential: 96

BRITISH PROPERTY AWARDS 2017 GOLD WINNER

BRITISH PROPERTY AWARDS 2018 GOLD WINNER

BRITISH PROPERTY AWARDS 2019 GOLD WINNER

ESTATE AGENT IN BUDE

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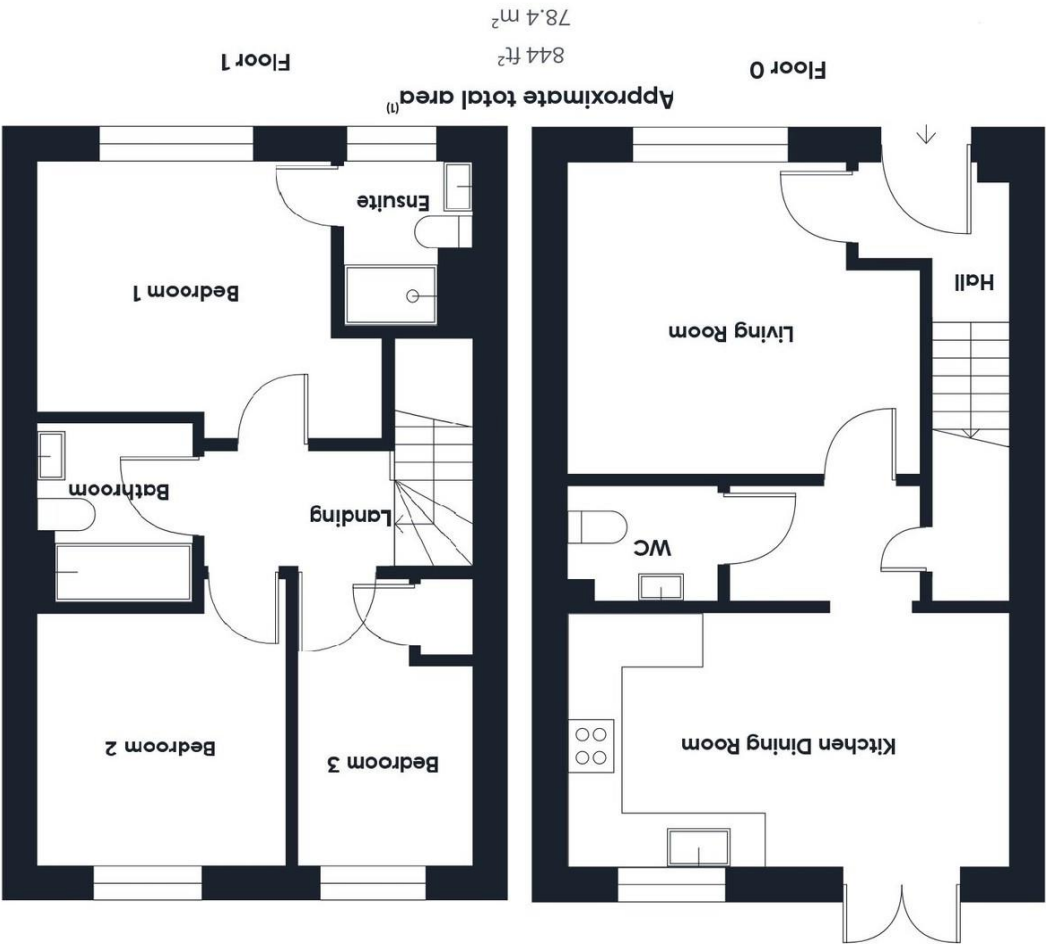
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*The Property Professionals...*

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# 1 Curlew Road

Bude, Cornwall, EX23 8GH

50 % shared ownership property Price £150,000

- Offering a 50 % shared ownership property
- Modern end of terrace house
- Within walking distance of town, shops and schools
- Living room, kitchen dining room, three bedrooms, ensuite, separate bathroom
- Garage, off road parking and beautiful landscaped South Westerly aspect gardens

*The property professionals*



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## 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. Stay on this road, following around the development and the property will be located on the right hand side just after the right hand turning into Curlew Road.

## 1 Curlew Road

Bude, Cornwall, EX23 8GH

Price £150,000

An exciting opportunity to purchase a 50% share of the property via the Shared Ownership scheme.

1 Curlew Road is a modern and well presented end of terrace house, situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

Internally the property offers an entrance hall, living room, inner hall with WC, South Westerly aspect kitchen dining room with french doors leading out to the garden. On the first floor there are three bedrooms, ensuite to the principal bedroom and a separate bathroom.

Outside there is a single garage and off road parking and a beautiful South Westerly aspect landscaped garden with a large patio seating area with pretty planting.

### ENTRANCE HALL

Entering via an obscure double glazed composite door to the entrance hall with stairs ascending to the first floor, Karndean flooring and radiator. Doors serve the following rooms:-

### LIVING ROOM

**13' 7" x 12' 00" (4.14m x 3.66m)** A bright and spacious room with a UPVC double glazed window to the front elevation overlooking the front garden. Karndean flooring and radiator.

### INNER HALL

Karndean flooring, door to a useful under stairs storage cupboard with consumer unit. Door to:-

### CLOAKROOM

**5' 11" x 4' 8" (1.8m x 1.42m)** Pedestal wash hand basin, push button low flush WC, radiator and Karndean flooring.

### KITCHEN/DINING ROOM

**17' 00" x 9' 9" (5.18m x 2.97m)** A bright and spacious South Westerly aspect kitchen dining room with a UPVC double glazed window to the rear elevation and matching french doors overlooking and leading out to the pretty mature landscaped garden. Inset lighting, feature pendant lighting and radiator.

The kitchen is finished with a range of matching wall and base units with attractive worksurface with matching upstands. Inset stainless steel sink

and drainer with mixer tap, inset four ring gas hob with extractor, space for freestanding fridge freezer, space and plumbing for dishwasher and washing machine.

### FIRST FLOOR

Loft hatch access and doors serve the following rooms:-

### BEDROOM ONE

**11' 7" x 10' 11 max' 9' 9 min" (3.53m x 3.28m)** A bright and spacious principle double bedroom with UPVC double glazed window to the front elevation. Television point and radiator. Door to:-

### ENSUITE

**6' 7" x 5' 1" (2.01m x 1.55m)** UPVC obscure double glazed window to the front elevation, double shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC, Karndean flooring and radiator.

### BEDROOM TWO

**10' 00" x 9' 8" (3.05m x 2.95m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the landscaped gardens. Radiator.

### BEDROOM THREE

**11' 5" x 7' 00" (3.48m x 2.13m)** A bright and spacious bedroom with UPVC double glazed window to the rear elevation overlooking the landscaped gardens. Built in single wardrobe and radiator.

### BATHROOM

**7' 00" x 6' 2" (2.13m x 1.88m)** Panel enclosed bath with mains fed shower and glass shower screen, pedestal wash hand basin, push button low flush WC. Karndean flooring and radiator.



### GARAGE

**17' 2" x 8' 10" (5.23m x 2.69m)** Up and over door, light and power connected.

### OUTSIDE

To the front of the property there is a small area of gravel with low attractive planting with path leading to the front door. To the rear the South facing landscaped garden is laid to an attractive patio seating area with attractive and colourful planting with an area of plum slate chippings and steps down to the rear gate which leads to the off road parking and garage.

### COUNCIL TAX

Band C

### SERVICES

All mains services are connected

### TENURE

Leasehold Remainder of a 999 year lease which commenced 30th June 2022. Shared Ownership Rent: £446.22 per month. Monthly buildings insurance charge of £13.85 per month. Monthly lease management fee £26.30. Costs are subject to an annual review as Heylo conduct a rent review each year in line with RPI. Estate Charge TBC.

