

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

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

www.epcau.com

England & Wales

Very energy efficient - lower running costs

(92+)

A

Not energy efficient - higher running costs

(1-20)

G

Current

Potential

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...

COLWILLS

estate agents

property management

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5 Gurney Close

Bude, Cornwall, EX23 8SH

Price £399,950

Spacious detached bungalow in need of some general updating

Popular cul-de-sac location, walking distance of Bude town and Crooklets Beach

Large living room, dining room, kitchen, conservatory

Three generous double bedrooms, shower room

Generous gardens, off road parking, single garage. No onward chain

The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of town head up Belle Vue and down towards Flexbury via Golf House Road. Remain on this road passing Flexbury Church as if heading towards Poughill. Turn left into Trevella Road and follow this around into Petherick Road. Take the turning right into Durston Road, first left into Gurney Close and the property will be located in the bottom right hand corner.

5 Gurney Close

Bude, Cornwall, EX23 8SH

Price £399,950

5 Gurney Close is a spacious detached bungalow, offered with no onward chain and is situated in a quiet Cul De Sac in the popular Flexbury area of Bude, all within walking distance to Crooklets Beach, the town centre and its amenities.

The property is in need of some general updating and the accommodation briefly comprises; entrance porch, large living room, dining room, kitchen with door leading to a conservatory, three double bedrooms and a shower room.

Outside there is a single attached garage with off road parking in front, and generous gardens to the rear laid to lawn.

PORCH

5' 0" x 3' 9" (1.52m x 1.14m) Entering via a UPVC double glazed door to the entrance porch with UPVC double glazed windows to the front and side elevations. Door to:-

LIVING ROOM

19' 10" x 16' 4" (6.05m x 4.98m) A spacious reception room with UPVC double glazed window to the front elevation overlooking the gardens. Feature stone chimney breast, television point and radiator. Door to:-

DINING ROOM

10' 0" x 9' 8" (3.05m x 2.95m) UPVC double glazed window to the front elevation overlooking the gardens. Radiator. Door to:-

KITCHEN

9' 10" x 8' 5" (3m x 2.57m) UPVC double glazed internal window and UPVC double glazed door leading out to the conservatory. Tiled flooring and radiator.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Space for freestanding cooker and space and plumbing for dishwasher.

CONSERVATORY

9' 5" x 5' 9" (2.87m x 1.75m) UPVC double glazed windows to three elevations and UPVC double glazed door leading out to the gardens.

BEDROOM ONE

15' 7" x 11'6 max' 7'1 min" (4.75m x 3.53m) A dual aspect principle double bedroom with UPVC double glazed windows to the rear and side elevations overlooking the gardens. Radiator.

INNER HALL

Door to the airing cupboard housing the gas fired boiler and hot water cylinder. Loft hatch access. Doors serve the following rooms:-

BEDROOM TWO

12' 4" x 9' 10" (3.76m x 3m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Built in wardrobe and radiator.

BEDROOM THREE

9' 10" x 9' 1" (3m x 2.77m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Built in wardrobe and radiator.

SHOWER ROOM

8' 1" x 6' 9" (2.46m x 2.06m) Twin UPVC obscure double glazed windows to the side elevations. Large shower enclosure with electric shower, vanity unit with inset basin, push button low flush WC and chrome wall mounted heated towel rail.

GARAGE

20' 00" x 8' 3" (6.1m x 2.51m) Up and over door with light and power connected, wall mounted consumer unit.



OUTSIDE

To the front of the property there is off road parking in front of the garage with path leading to the front door. The gardens are hard landscaped for ease of maintenance. Side gate and path leads to the generous rear garden which is laid mainly to lawn with a patio seating area to one side, established trees and shrubs.

UTILITY ROOM

7' 10" x 3' 7" (2.39m x 1.09m) UPVC double glazed windows to two elevations and UPVC double glazed door. Space and plumbing for washing machine

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold

