



The Property Professionals...



31 Coast View

Bude, Cornwall, EX23 8AG

- A well presented family home with large garden
- Open living/dining room with log burner
- Three double bedrooms and a family bathroom
- Garden room/home office, off road parking
- Popular residential location, easy access to local amenities and schools

Price £350,000

The property professionals



*Award winning*



## Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Remain on this road until reaching the roundabout at 'Morrisons'. Continue on this road and the property will be found halfway along the road on the left hand side.

# 31 Coast View

Bude, Cornwall , EX23 8AG

Price £350,000

A well presented three-bedroom semi-detached family home with generous accommodation, a large rear garden and an impressive garden room/home office.

Entering the property into the inner hall with engineered oak throughout the ground floor, oak veneered doors lead to the following rooms. A 'Shaker style' kitchen, with space for range cooker and American fridge freezer, open living/dining room with feature fireplace and inset Morso log burner and double doors opening to the rear garden.

On the first floor there are three double bedrooms that retain the original picture rails and cast iron fireplaces, a family bathroom fitted with Travertine flooring and wall tiles.

Outside, the property has a large tarmac driveway with off road parking for multiple vehicles, front lawn and mature hedgerows. The large rear garden is laid mainly to lawn with two ponds, raised vegetable plots and a raised decked seating area, with mature hedges and fences to the boundaries.

### ENTRANCE HALL

Entering the property via UPVC double glazed door into the entrance hall, with understairs storage and door to utility cupboard with space and plumbing for washing machine and tumble dryer.

### KITCHEN

**10' 8" x 10' 7" (3.25m x 3.23m)** Fitted with a shaker style kitchen with oak effect worksurface over, inset one and half bowl sink with side drainer and chrome mixer tap over, wall mounted Worcester combi boiler, space and plumbing for dishwasher, space for free standing 'Range' style oven with extractor over, space for American style fridge freezer.

UPVC double glazed window to the front elevation and engineered oak flooring.

### LIVING/DINING ROOM

**20' 0" x 14' 3" (6.1m x 4.34m)** A dual aspect, open plan living room with window to the front elevation and double doors opening to the rear garden and decking area, feature fireplace with inset Morso log burner on a slate hearth, Engineered oak flooring and wall mounted radiator.

### LANDING

Stairs ascend to the first floor landing with loft hatch access and ceiling mounted PIV/air purifier.

### BEDROOM ONE

**13' 0" x 10' 10" (3.96m x 3.3m)** UPVC double glazed window to the front elevation, original cast iron fireplace and picture rails and wall mounted radiator.

### BEDROOM TWO

**11' 5" x 9' 6" (3.48m x 2.9m)** Another double bedroom with UPVC double glazed window to the front elevation, cast iron fireplace, picture rails and wall mounted radiator.

### BEDROOM THREE

**11' 2" x 9' 0" (3.4m x 2.74m)** UPVC double glazed window to the rear elevation overlooking the garden, wall mounted radiator.

### FAMILY BATHROOM

**7' 4" x 4' 6 (Min)" (2.24m x 1.37m)** Fitted with a contemporary suite comprising, pedestal wash hand basin with chrome tap, panel enclosed bath with mains fed 'soak head' shower and had attachment, low flush WC. Travertine floor and wall tiles, chrome heated towel rail and obscure double-glazed window to the side, inset LED spotlights and extractor fan.

### GARDEN ROOM

**20' 1" x 15' 3" (6.12m x 4.65m)** A recently built cedar clad garden room, perfect for home office or gym, with hardwired ethernet, water and drainage, grey double-glazed windows and double-glazed patio doors. Fitted with electric shower, pedestal wash hand basin and shower enclosure. Inset LED spotlights and electric wall mounted heater. External canopy spotlights and wall mounted external uplighters, external power point.



### OUTSIDE AND GARDENS

The front of the property is approached via a tarmac drive way with off road parking for multiple vehicles, lawned garden and mature hedge rows.

The rear garden is 30m long with mature hedgerows and recent fencing to the boundaries, laid to lawn with raised decked seating area, two ponds and raised vegetable plots, space for garden shed

### SERVICES

All mains services connected.  
Fibre to premiss

### TENURE

Freehold

### COUNCIL TAX

Cornwall Council Band C

### AGENTS NOTE

This property is being sold by a member of the Colwills team.

