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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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EX23 8BB

**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

**Energy Efficiency Rating**

EU Directive 2002/91/EC

England & Wales

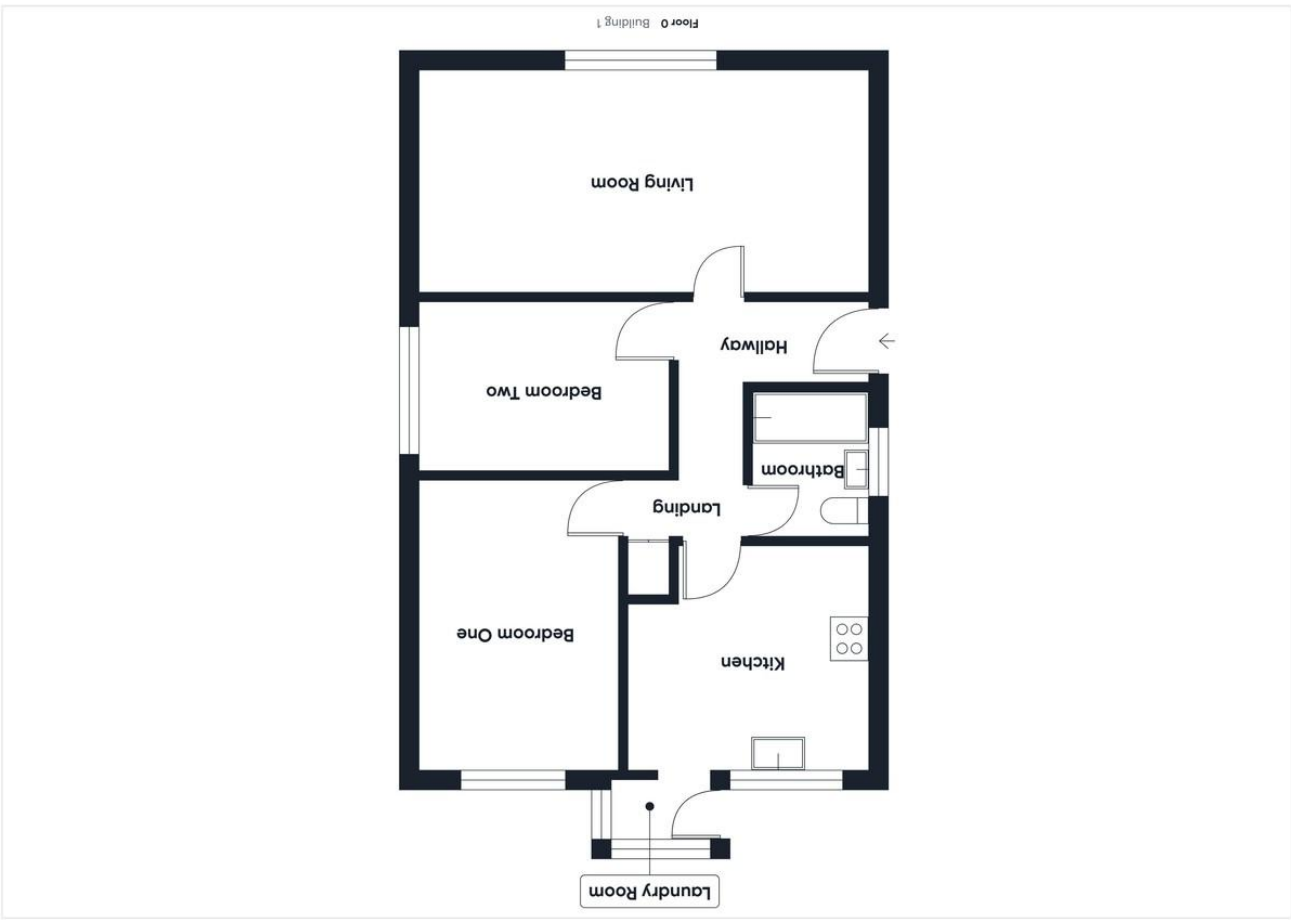
Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

70 77

A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)



*The Property Professionals...*

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# 21 Bede Haven Close

Bude, Cornwall, EX23 8QF

Price £299,950

- Well presented detached Bungalow
- Living room, Kitchen, two bedrooms and family bathroom
- Low maintenance gardens, off road parking and garage
- Popular and quiet residential location
- No onward chain

The property professionals





## Directions

Proceed out of town along The Strand turning left at the mini roundabout towards Stratton. Take the right hand turning into Kings Hill opposite Bude Service Station and then immediately turn left into Berries Avenue and then first right into Bede Haven Close, after a short distance take the 2nd left and the property will be located a short distance along on the left hand side.

# 21 Bede Haven Close

Bude, Cornwall, EX23 8QF

Price £299,950

A well presented, detached bungalow, situated in a quiet and popular location, within walking distance of the towns amenities, coastline and canal walks. The property offers the following accommodation: entrance hall, living room, kitchen, two bedrooms and a bathroom.

Outside, there is a single garage with off-road parking, easy maintenance garden to the rear and side.

Available with no onward chain.

### ENTRANCE HALL

Entering the property via a UPVC double glazed door with obscured glazing. Useful hanging space, loft hatch access, door to heated airing cupboard and doors to the following rooms.

### LIVING ROOM

**21' 1" x 10' 3" (6.43m x 3.12m)** A light and spacious living room with UPVC double glazed window to the front elevation, two wall mounted radiators and inset spotlights.

### KITCHEN

**11' 3" x 10' 2" (3.43m x 3.1m)** Fitted with a range of matching wall and base units with contrasting worksurface over, inset one and a half bowl stainless steel sink with side drainer and chrome mixer tap. Inset gas four burner hob with built in oven and extractor.

Space and plumbing for washing machine, space for freestanding fridge freezer, grey flooring and inset spotlights. Door to rear porch.

### BEDROOM ONE

**13' 5" x 9' 3" (4.09m x 2.82m)** A double bedroom with UPVC double glazed window to the rear elevation. Wall mounted radiator.

### BEDROOM TWO

**11' 2" x 7' 8" (3.4m x 2.34m)** UPVC double glazed window to the side elevation. Wall mounted radiator.

### BATHROOM

**6' 7" x 5' 5" (2.01m x 1.65m)** UPVC double glazed window to the rear elevation, low flush WC with enclosed cistern, wash hand basin with chrome taps and vanity unit below. Panel enclosed bath with aqua boarding to walls, chrome mains fed shower on a chrome riser. Inset spotlights and extractor.

### GARAGE

**16' 11" x 9' 0" (5.16m x 2.74m)** Recently re roofed, with up and over door to the front elevation and pedestrian door opening to the side. Light and power connected.

### OUTSIDE AND GARDENS

The property is approached via a patio walkway and off-road parking for two vehicles, low maintenance lawn to the front and side.

The rear garden is laid to patio slabs, with raised beds, seating areas and a new fence.

### SERVICES

All mains services are connected.

### TENURE

Freehold

### COUNCIL TAX

Cornwall Council Band C

