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Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS 2019

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2018

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2017

ESTATE AGENT IN BUDE

GOLD WINNER

Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

not energy related - higher ratings only

not energy related - higher ratings only

estate agents

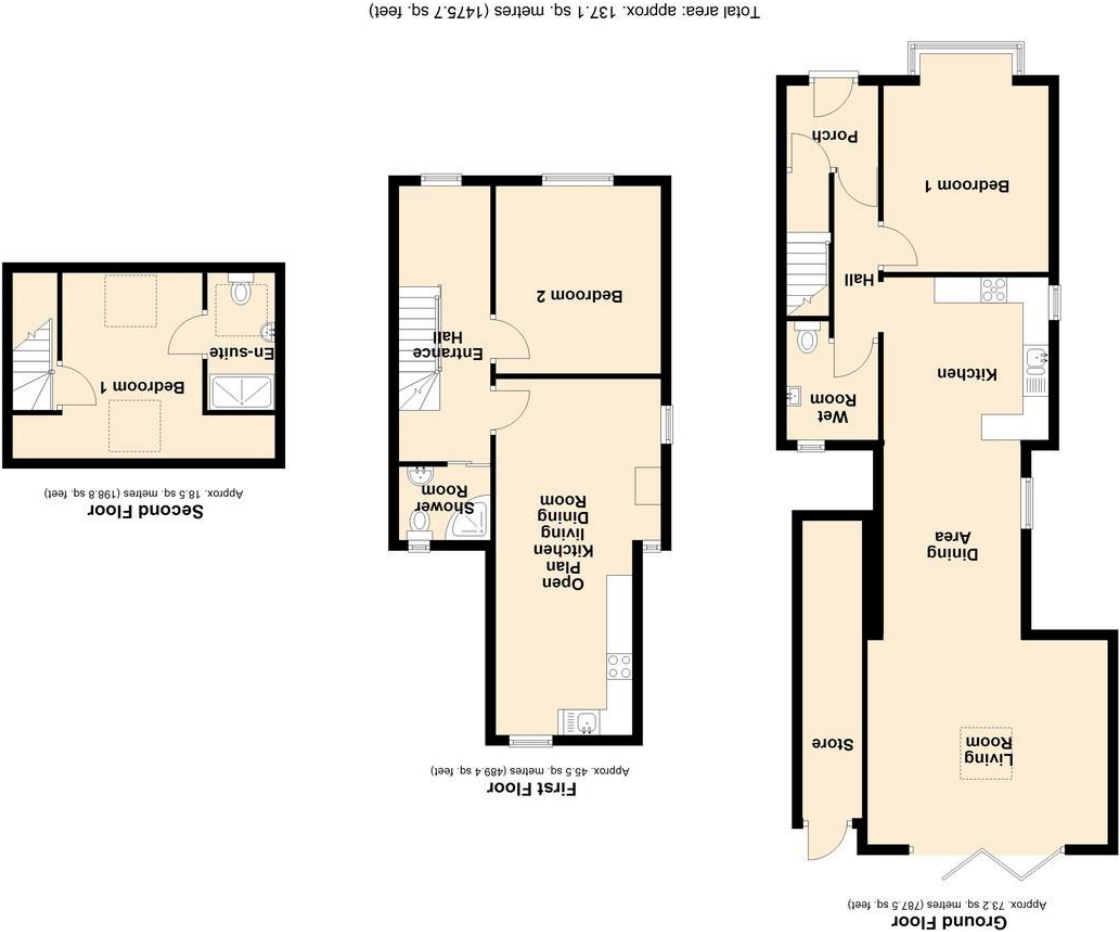
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



The Property Professionals...

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11 Victoria Road



Price £425,000

- Ground floor one bedroom flat with open plan living kitchen dining room with bi fold doors
- First and second floor maisonette with an open plan kitchen living dining room, two double bedrooms
- Outside there are easy maintenance gardens front and rear, with a decked seating area and outside store

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 our office in the centre of Bude proceed up Belle Vue and down towards Flexbury through the golf course, turning left onto Downs View, then first right into Flexbury Avenue. Take the next left into Victoria Road and the property will be located a short distance along on the left hand side.

11 Victoria Road

Bude, Cornwall, EX23 8RJ

Price £425,000

11 Victoria Road offers an exciting opportunity to purchase a freehold property providing flexible multi-generational occupancy or even letting potential. Currently split into a ground floor apartment and first and second floor maisonette, situated in an extremely popular residential area, being only a few hundred yards from Crooklets beach. The location is popular with both owner occupiers and second home owners due to its convenient location and easy access into the town, shops, schools and amenities.

There is a communal entrance hall and private entrance doors serve each individual apartment. The ground floor property offers an entrance hall, large open plan kitchen living dining room with bifold doors opening out onto a large decked seating area and garden, one double bedroom and wet room.

The first and second floor maisonette offers an entrance hall, work from home space under the staircase, open plan kitchen living dining room with a wood burner, two double bedrooms with an ensuite to the principal bedroom and separate shower room.

Outside, to the front and rear of the property the gardens are low maintenance, laid to plum slate chippings with a decked seating area with glass balustrade and useful store room.

ENTRANCE PORCH
Entering via a wooden obscure glazed door to the entrance porch with original tiled flooring, coat hanging space and private doors serve the two apartments.

GROUND FLOOR FLAT

ENTRANCE HALL
Original tiled flooring, door to storage cupboard with space and plumbing for washing machine and arch leading to:-

OPEN PLAN KITCHEN LIVING DINING ROOM

KITCHEN AREA
10' 7" x 10' 5" (3.23m x 3.18m) UPVC double glazed window to the side elevation, fitted with a range of matching wall and base units with slimline fitted worksurface, inset composite sink and drainer with mixer tap, integrated high level electric double oven, inset five ring gas hob with extractor canopy, integrated dishwasher and space for American style fridge freezer, light grey oak wood effect flooring and radiator.

DINING AREA
12' 2" x 8' 10" (3.71m x 2.69m) UPVC double window to the side elevation, feature exposed stonework, engineered oakwood flooring and radiator.

LIVING AREA
15' 5" x 13' 1" (4.7m x 3.99m) Roof lantern and aluminium double glazed bifold doors overlooking and leading out to the deck seating area and gardens. Engineered oak wood flooring and radiator.

BEDROOM ONE
15'1 max' 11'11 min" x 10' 7" (4.85m x 3.23m) Bright and spacious double bedroom with UPVC double glazed walking bay window to the front elevation off views

across the garden and Victoria Road. Engineered Oakwood flooring and radiator.

WET ROOM
6' 2" x 5' 9" (1.88m x 1.75m) UPVC obscure double glazed window to the rear elevation, inset lighting, attractive aqua panelling to the walls and nonslip floor. Mains fed shower, wall hung vanity unit within inset basin, wall hung toilet bowl with concealed cistern and wall mounted dual fuel chrome heated towel rail.

FIRST FLOOR MAISONETTE

ENTRANCE HALL
Feature exposed stonework to one wall, inset lighting, stairs ascending to the second floor with useful space for home office under, radiator, engineered oak wood flooring and UPVC double glazed window to the front elevation. Oak doors serve the following rooms:-

OPEN PLAN KITCHEN/ LIVING ROOM
22' 7" x 10'8 max' 8'11 min" (6.88m x 3.25m) A bright and spacious dual aspect room with UPVC double glazed windows to the rear and side elevations with views between the houses towards Bude golf course. Inset lighting, fireplace with slate hearth, oak mantle, inset wood burner, engineered oak wood flooring and radiator.

The kitchen is finished with a range of matching wall and base units with fitted marble worksurface with matching upstand and Metro style wall tiling, inset ceramic sink and drainer. Electric double oven, inset gas hob with extractor canopy, integrated slimline dishwasher, integrated wine cooler, space for fridge freezer and space and plumbing for washing machine.

BEDROOM TWO
12' 00" x 10' 7" (3.66m x 3.23m) A bright and spacious double bedroom with twin UPVC double glazed windows to the front elevation overlooking Victoria Road. Inset lighting, engineered oak wood flooring and radiator.

SHOWER ROOM
5' 10" x 4' 8" (1.78m x 1.42m) Inset lighting, UPVC obscure double glazed window to the rear elevation, attractive aqua panelling to the walls and tiled flooring. Quadrant shower enclosure with main fed shower, pedestal wash hand basin, push button low flush WC and dual fuel chrome heated towel rail.

SECOND FLOOR LANDING
Engineered oakwood flooring and door to:-

BEDROOM ONE
11' 6" x 9' 00" (3.51m x 2.74m) A double bedroom with twin Velux windows to the front and rear elevations, inset lighting, door to eaves storage, engineered oak wood flooring and wall mounted Worcester gas fired boiler. Door to:-

ENSUITE
8' 9" x 3' 3" (2.67m x 0.99m) Attractive aqua panelling to the walls, shower enclosure with mains fed shower, vanity unit with inset basin, push button low flush WC and tiled flooring.

OUTSIDE
To the front of the property there is a low stone wall with path leading to the front door, garden is laid to plum slate for ease of maintenance with flower bed to one corner. Side gate and path lead to the rear garden, which is laid to plum slate chippings, wall and fence boundary, low stone faced flower bed and decked seating area with glass balustrade.

STORE
19' 1" x 3' 10" (5.82m x 1.17m) UPVC pedestrian door and light and power connected.

COUNCIL TAX
Ground Floor Flat Band A
First Floor Flat Band A

SERVICES
All mains services are connected

TENURE
Freehold