

Guide Price £335,000 Freehold



33 Hollabury Road

Bude, Cornwall, EX23 8JA

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EPC Rating D

Council Tax Band B

Key Features

-  Immaculately presented 3 bed Cottage
-  Recently renovated
-  2 reception rooms
-  Large master bedroom
-  Landscaped rear garden
-  Double glazed windows
-  New gas central heating
-  Open Victorian brass fireplace
-  Beautiful family home
-  Sought after quiet location

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Ground Floor

Entrance Hall

Solid Oak, part glazed front entrance door providing access to a light and airy hallway, housing consumer unit and stairs to first floor. Door to:

Dining Room 3.86m x 3.12m

A great sized family room with feature fire place. Understairs storage cupboard, oak flooring and beautifully crafted built in oak units. Door to kitchen and opening to:

Living Room 3.61m x 2.84m

Light and airy front aspect reception room with Victorian brass fireplace and tiled hearth. Oak flooring and double glazed window.

Kitchen 4.77m x 2.74m

A generously sized, very well equipped kitchen, with a range of matching base and wall units with oak butchers block work surface over and matching upstand. Belfast sink with stainless steel mixer tap, large range cooker, built in dishwasher, space and plumbing for washing machine and space for upright fridge/freezer. Solid Oak part glazed stable door to rear garden.

First Floor

Master Bedroom 5.20m x 2.95m

Extremely spacious, light and airy dual aspect master bedroom with double glazed windows.

Bedroom Two 3.66m x 2.43m

Another double room, with double glazed window to the front.

Bedroom Three 2.67m x 2.11m

A front aspect single room with loft hatch.

Bathroom 2.79m x 2.13m

A very well laid out, contemporary family bathroom, comprising large shower cubicle with mixer shower. Freestanding roll top slipper bath with ball and claw feet and handheld shower head. Vanity unit with wash hand basin, back to wall WC with concealed push button cistern. Wall mounted mirror cabinet, heated ladder towel rail, extractor fan, tiled floor and part tiled walls.

Outside

To the front of the property is a low maintenance courtyard with pedestrian gate and low level stone wall. The rear garden extends to some 60ft and comprises brick patio area, level lawned garden with stoned path to paved rear seating area, bordered by well stocked flower beds. External power point, outside water tap, garden shed and to the end of the garden there is a pleasant stream border.

Services

Mains gas, electricity, water and drainage.

Agents Note

Rarely used shared right of way being one way only, so no access for other homeowners. No legal right for anyone into the allotments or from the allotments.

Overview

Welcome to this charming, immaculately presented 3 bed end terrace Cottage. The property has recently been refurbished to a very high standard, including solid oak doors throughout, oak flooring, locally sourced Delabole Slate to hallway and beautifully crafted built in oak units.

Deceptively spacious accommodation, with original brass Victorian fireplace and tiled hearth. The property benefits from large master bedroom, 2 reception rooms and great sized, well equipped family kitchen with stable door to rear garden. Fantastic quality, double glazed windows and new gas central heating system with modern Victorian style radiators throughout.

Conveniently located within a short walk of Crooklets Beach and Bude Town Centre on this very sought after, quiet no through road.

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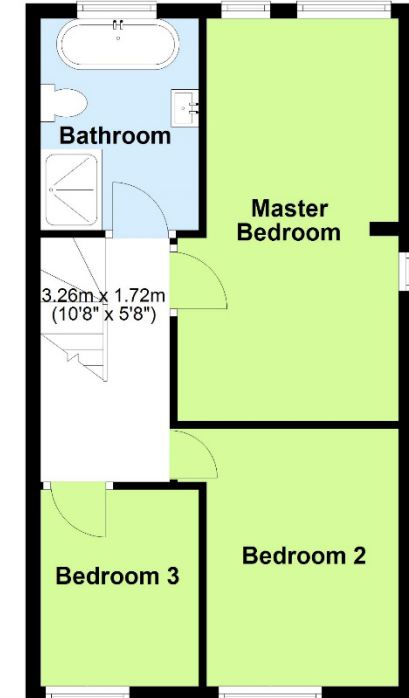
Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.5 sq. feet)