

Asking Price £440,000 Freehold



30 Petherick Road

Bude, Cornwall, EX23 8SQ











www.trace-property.co.uk

30 Petherick Road
Bude, Cornwall, EX23 8SQ

Asking Price £440,000 Freehold



Key Features

-  Immaculate 3 Bed Detached Bungalow
-  Extremely sought after residential area
-  Close to the Beach!
-  Gas central heating and uPVC d/g windows
-  3 Bath/Shower Rooms
-  Spacious open plan living
-  Utility Room
-  Large private enclosed sunny rear garden
-  Planning permission for large rear extension
-  No onward chain!

EPC Rating TBC
Council Tax Band C

www.trace-property.co.uk

30 Petherick Road

Bude, Cornwall, EX23 8SQ

Entrance Hall

uPVC entrance door providing access to entrance hall. Doors lead to:

“Off the beach” Shower Room 2.22m x 0.90m

A great asset to the property for those sandy feet! Enclosed shower cubicle, WC and wash hand basin.

Open Plan Living/Dining Room 7.14m x 5.07m L shaped

A spacious light and airy dual aspect room with opening to kitchen and sliding doors to conservatory.

Kitchen 4.58m x 3.06m

A large, modern well equipped kitchen, with matching wall and base units, sink unit with mixer tap, built in eye level oven, electric hob, integrated fridge freezer. Door to the side of the property. uPVC double glazed window to the rear garden. Door to:

Utility Room 2.21m x 1.27m

A useful room providing space and plumbing for washing machine and tumble dryer.

Conservatory

A great addition to the property, providing extra reception space and access to the rear garden.

Bedroom One 4.17m x 2.94m

Rear aspect double room with uPVC double glazed window and door to:

En-Suite Shower Room 2.04m x 0.78m

Enclosed shower cubicle, WC and wash hand basin.

Bedroom Two 3.96m x 3.06m

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

Bedroom Three 3.71m x 2.20m

Front aspect room with uPVC double glazed window.

Family Bathroom 2.2m x 1.92m

Three piece suite comprising panel bath with shower screen and shower over, vanity unit with semi recessed basin and back to wall, push button flush WC. Part tiled walls, uPVC double glazed side aspect window.

Outside

To the front of the property is a level lawned garden, and brick paved driveway providing ample parking. Large level sunny rear garden, predominantly laid to lawn, with gravelled and slabbed seating areas providing the perfect space for al fresco dining. Studio room, garden shed, outside power and water.

Services

Mains water, electricity and gas

Asking Price £440,000 Freehold

Overview

Immaculately presented 3 bed, 3 bathroom, detached bungalow, situated in an extremely sought after residential area within a short walk of Bude's award winning beaches and Town Centre.

The property offers contemporary spacious accommodation, with open plan living, separate conservatory, well equipped kitchen and useful utility room.

Driveway providing ample parking, and large private enclosed sunny rear garden.

Planning permission has recently been granted for a large extension to the rear. Planning application No PA25/00905.

No onward chain!

www.trace-property.co.uk

30 Petherick Road

Bude, Cornwall, EX23 8SQ

Asking Price £440,000 Freehold



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)