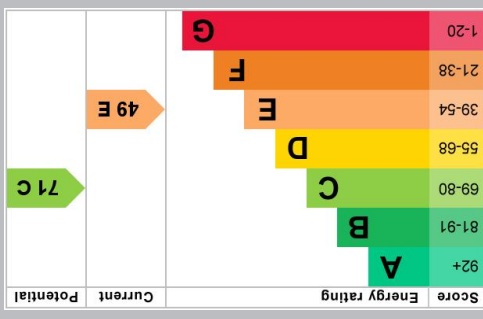


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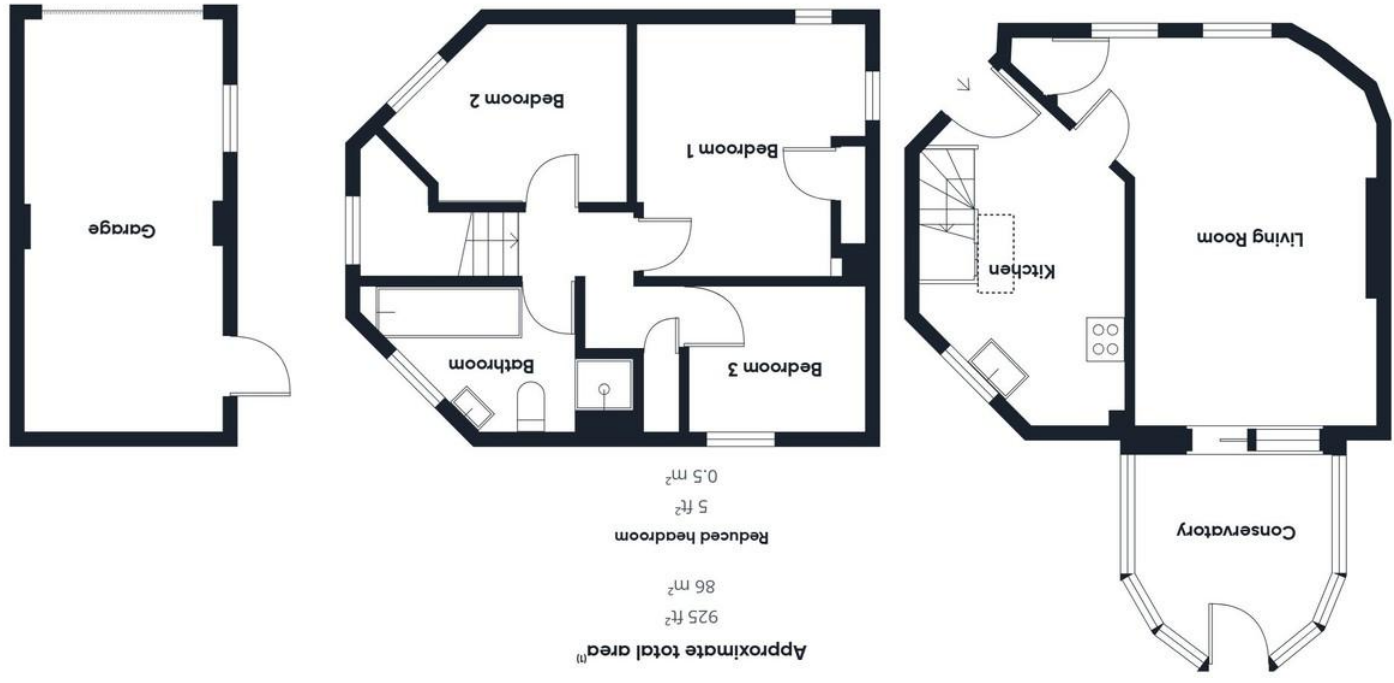
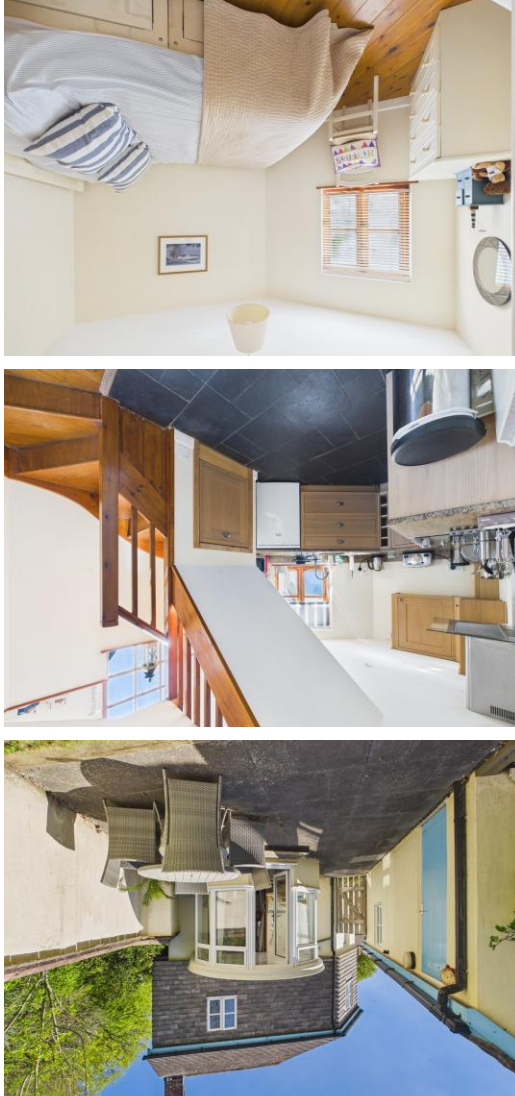


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...

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2 Burgess Close

Poughill, Bude, Cornwall, EX23 9EB

Price £335,000

- Detached three bed family home
- Living room, kitchen and conservatory
- Garden with patio seating area
- Garage and off road parking for two vehicles
- Available with no onward chain



The property professionals

2 Burgess Close

Poughill, Bude, Cornwall, EX23 9EB

Price £335,000

A well presented, detached family home situated on a select and private development in the popular village of Poughill and within walking distance of Bude Town centre.

The property offers living room with feature fireplace, conservatory and kitchen utility, on the first floor is a dual aspect principal bedroom with built in storage, two further bedrooms and a recently refitted family bathroom.

The property benefits from wooden double glazed windows, electric heating, enclosed garden to the rear, garage and off street parking.

ENTRANCE

A wooden multi pane door opens in to the kitchen, with stairs ascending the first floor.

KITCHEN

14' 7" x 8' 10" (4.44m x 2.69m) Fitted with a range of matching wall and base units with granite work surface over, inset sink with chrome mixer tap and in cut side drainer. Built in electric hob and single oven with extractor over, wooden double glazed window to the side elevation, space for fridge and an understairs cupboard. Wall mounted night storage heater.

LIVING ROOM

17' 3" x 10' 11" (5.26m x 3.33m) A dual aspect living room with window to the side elevation and patio doors opening into the conservatory. Exposed floorboards and a feature brick-built fireplace, inset spotlights, electric night store heaters and storage cupboard.

CONSERVATORY

9' 3" x 8' 10" (2.82m x 2.69m) UPVC double glazing to all sides and door opening to the rear garden, wall mounted electric heater.

STAIRS AND LANDING

A wooden turning staircase with feature double high window, loft hatch access and airing cupboard.

BEDROOM ONE

11' 4" x 8' 8" (3.45m x 2.64m) A dual aspect double bedroom with windows to the side and rear, exposed floorboards, wall mounted electric heater and built in shelving.

BEDROOM TWO

10' 10" x 8' 0" (3.3m x 2.44m) Another double bedroom with wooden double glazed window to the rear elevation and a wall mounted electric heater.

BEDROOM THREE

7' 11" x 6' 8" (2.41m x 2.03m) A single bedroom with wooden double glazed window to the rear, exposed floorboards and wall mounted electric heater.

FAMILY BATHROOM

9' 7" x 6' 3" (2.92m x 1.91m) A contemporary suite with panel enclosed bath with chrome mixer tap, wash hand basin with vanity unit below, low flush WC with enclosed cistern, shower enclosure with glass sliding screen, electric shower and a wall mounted heated towel rail and hot air fan.

GARAGE

18' 5" x 9' 2" (5.61m x 2.79m) Single garage with up and over door to the front and pedestrian door to the side, opening to the garden. Light and power connected, with plumbing and space for washing machine, space for freezer, sink and side drainer.

OUTSIDE AND GARDENS

The gravel driveway provides off road parking for two vehicles, side access to the garden via a wooden gate. The rear gardens are mostly laid to lawn with a patio seating area.



SERVICES

Mains water and drainage, mains electricity.

TENURE

Freehold

COUNCIL TAX

Cornwall Council tax Band C



**FREE
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Award winning



Directions

From the centre of Bude proceed up through the town into Belle Vue and continue on into Golf Course Road heading towards Flexbury. Continue along this road until reaching the village of Poughill and turn left at the junction with the former Post Office in front of you towards Northcott. Continue along this road for approximately 300 yards and Burgess Close will be found on the left hand side and the property will be located on the left.

