

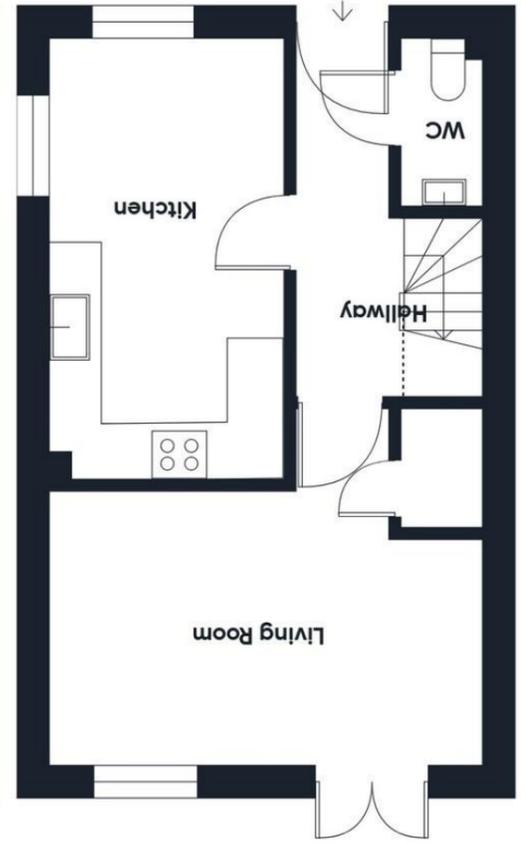
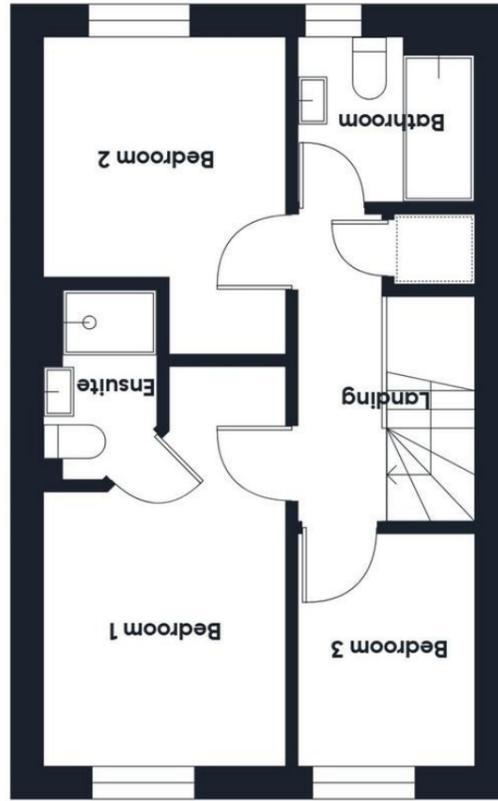
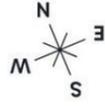
01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



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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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10 Dreys Road

Bude, Cornwall, EX23 8TL

Price £320,000

- Living room with French doors, kitchen/breakfast room
- Three bedrooms, ensuite to principal and separate bathroom
- Off road parking, enclosed gardens. No onward chain



The property professionals

10 Dreys Road

Bude, Cornwall, EX23 8TL

Price £320,000

10 Dreys Road is a modern low maintenance, attractive white rendered semi-detached house located in a prime position on the edge of the Cavanna Homes development and next to the new pedestrian footpath, a short walk directly into Bude. A new play park is currently being developed nearby, and Stratton Primary School is also within easy walking distance.

The property offers the following well presented accommodation; entrance hallway, cloakroom, living room with French doors leading out onto the patio and generous garden, dual aspect kitchen/breakfast room, three first floor bedrooms with ensuite shower to the principal bedroom and separate bathroom.

Outside there is allocated parking, generous enclosed garden to the rear. No onward chain.

ENTRANCE HALL

Entering via an obscure double glazed door to the entrance hall with stairs ascending to the first floor with useful storage recess and radiator. Doors serve the following rooms:-

CLOAKROOM

6' 3" x 3' 2" (1.91m x 0.97m) Wall mounted wash hand basin, push button low flush WC.

LIVING ROOM

16' 0" x 10' 2" (4.88m x 3.1m) UPVC double glazed French doors to the rear elevation leading out to the South facing patio seating area and gardens and further UPVC double glazed window. Television point, two radiators and useful under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

16' 0" x 8' 9" (4.88m x 2.67m) A bright and spacious dual aspect kitchen/breakfast room with UPVC double glazed windows to the front and side elevations. Inset lighting and radiator.

The kitchen is finished with a range of matching white high gloss wall and base units with fitted worksurface with matching upstand, inset stainless steel sink with side drainer and tap. Inset electric hob with extractor hood, integrated electric oven, space and plumbing for washing machine and space for freestanding fridge freezer.

FIRST FLOOR

Cupboard housing the ideal gas fired combi boiler. Radiator and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE

14'8 max' 10'3 min" x 9' 0" (4.52m x 2.74m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation. Radiator. Door to:-

ENSUITE

6' 11" x 4' 5" (2.11m x 1.35m) Inset lighting, double shower enclosure with mains fed shower, wall hung wash hand basin, push button low flush WC and radiator.

BEDROOM TWO

11'7 max' 8'9 min" x 9' 0" (3.56m x 2.74m) A double bedroom with UPVC double glazed window to the front elevation. Radiator.

BEDROOM THREE

8' 6" x 6' 9" (2.59m x 2.06m) A single bedroom with UPVC double glazed window to the rear elevation overlooking the garden. Radiator.

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) UPVC obscure double glazed window to the front elevation, panel enclosed bath with mains shower and glass shower screen, wall hung wash hand basin, push button low flush WC and radiator.

OUTSIDE

To the front of the property the garden is laid to lawn with path leading to the front door, allocated parking to the side. Side gate and path lead to the rear enclosed gardens which is laid to lawn with a paved South facing patio seating area and concrete base for a garden shed.



COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold. Estate service charge TBC

AGENTS NOTE

The exterior garden pictures were taken in 2023 and are waiting on new pictures to be provided.

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Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Remain on this road until reaching the roundabout at 'Morrisons'. Continue on this road passing the dentist on the right hand side and at the top roundabout take the first left into Reden Road the Cavanna Homes development and first right into Dreys Road, following this road around to the left and left again and 10 Dreys Road will be located in the corner.

