



Ground Floor Flat, 25 Fairfield Road

Bude, Cornwall, EX23 8DH

Price £220,000

- Well presented, spacious ground floor apartment
- Close to Bude town, schools and local beaches
- Living room, conservatory, modern kitchen
- Two double bedrooms and a shower room
- Gardens to both front and rear. No onward chain



The property professionals



Ground Floor Flat, 25 Fairfield Road, Bude, Cornwall, EX23 8DH

Ground Floor Flat, 25 Fairfield Road is situated in an extremely popular residential area, 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 door to the ground floor flat, which offers an entrance hall, living room, conservatory, light grey modern kitchen, two double bedrooms and a shower room.

Outside there is a small courtyard to the front and enclosed garden to the rear which is laid to lawn with bricked paved seating area. Available with no onward chain.

DIRECTIONS

On foot from our office in Queen Street turn left and at the end of Queen Street turn left again. Walk up against the one way system, taking the first right into Broadclose Hill and then take the first right again into Bramble Hill. Continue along until reaching Fairfield Road and the property will be located a short distance along on the right hand side.

COMMUNAL HALL

Entering via a UPVC obscure double glazed door with UPVC obscure double glazed window to the front elevation. Private entrance door leading to:-

ENTRANCE HALL

Light grey oak effect flooring and doors serve the following rooms:-

LIVING ROOM

13' 1" x 10' 1" (3.99m x 3.07m) Inset lighting, feature fireplace surround with slate hearth, built in display and storage cupboards either light grey oak effect flooring, radiator. Wooden framed glazed door to the rear elevation leading out to:-

CONSERVATORY

9' 6" x 7' 9" (2.9m x 2.36m) UPVC double glazed windows to two elevations and UPVC double glazed door overlooking and leading out to the gardens. Tiled flooring, radiator.

SHOWER ROOM

8' 9" x 5' 5" (2.67m x 1.65m) UPVC double glazed window to the side elevation and double glazed Velux window to the rear. Inset lighting, double shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

KITCHEN

15' 32" x 8' 10" (5.38m x 2.69m) A spacious dual aspect room with a UPVC double glazed windows to the side and rear elevations and matching door leading out to the gardens. Inset lighting, wall mounted contemporary radiator, light grey oak effect flooring and door to a useful understairs storage cupboard.

The kitchen is finished with a range of matching light grey wall and base units with wood effect work surface with matching upstand and inset composite sink and drainer with mixer tap. Integrated electric oven, inset electric hob with pull out

extractor, space for freestanding fridge/freezer, space and plumbing for washing machine and space for tumble dryer. Cupboard housing the Viessmann gas fired boiler.

Door to:-

BEDROOM TWO

14' 5" x 11' 8" (4.39m x 3.56m) A bright and spacious double bedroom with UPVC double glazed walk in Bay window to the front elevation. Feature fireplace with slate hearth and radiator.

BEDROOM ONE

12' 11" x 12' 00" (3.94m x 3.66m) A bright and spacious double bedroom with UPVC double glazed walk in Bay window to the front elevation. Feature fireplace with slate hearth and radiator.

OUTSIDE

To the front of the property there is a low brick with path leading to the communal front door. The garden is laid to stone with flower beds. Wooden pedestrian gate to the side opens into the rear enclosed garden with a brick paved seating area and gardens which are laid to lawn.

COUNCIL TAX

Band A

SERVICES

All mains services are connected

TENURE

A new 999 year lease will be drawn up at the time of purchase.



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has no had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

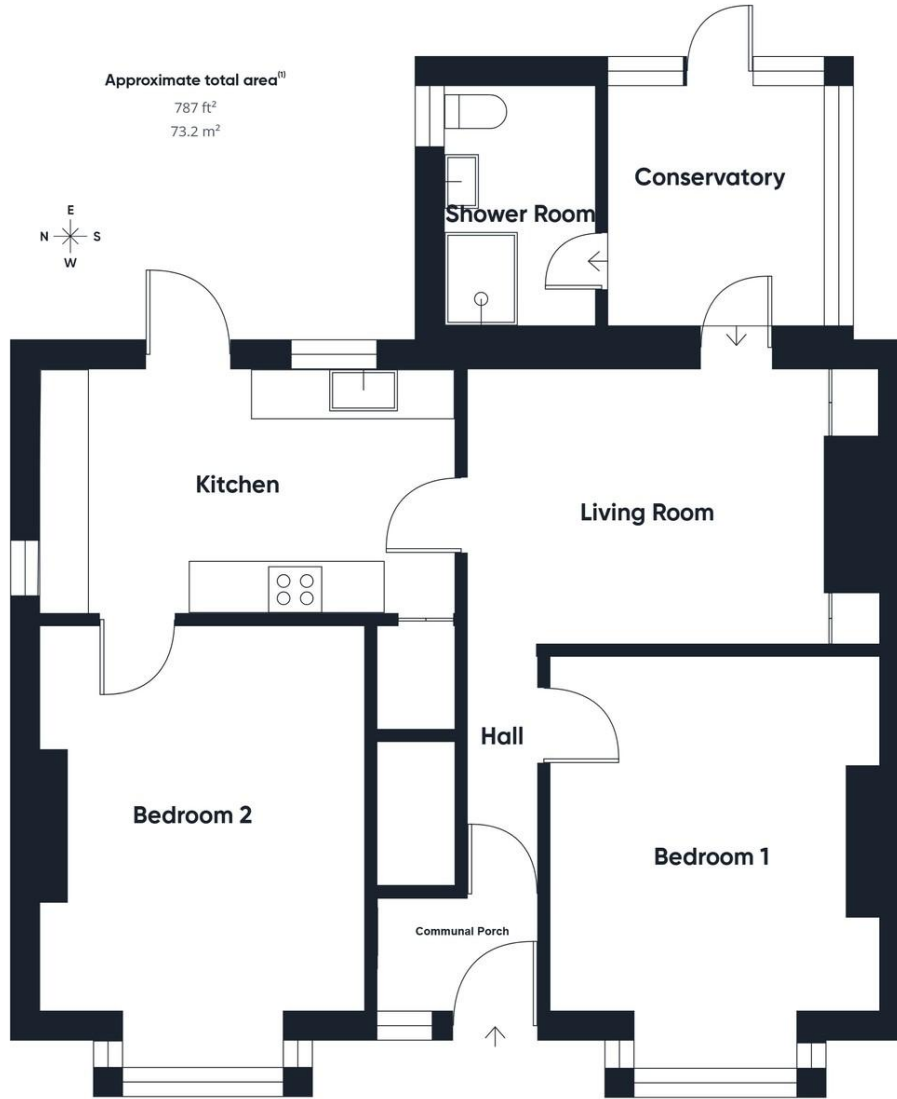


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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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