



16 The Rowans

Bude, Cornwall, EX23 8PS

KIVELLS

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Bude, Cornwall, EX23 8PS

£325,000 Guide Price

Detached three-bedroom house

Generous south facing-rear garden and driveway parking

Large garage offering excellent storage or workshop potential

Fantastic opportunity to modernise and add value throughout

Conveniently located close to schools, the beach and the town centre

EPC Rating: E





Description

This detached three-bedroom house offers an excellent opportunity to modernise and create a fantastic family home in a convenient location close to schools, the beach and town centre.

The accommodation briefly comprises a porch, kitchen, dining room, living room and sun room on the ground floor. Upstairs, there are three bedrooms, a shower room and a separate WC.

Outside, the property benefits from a large garage, driveway parking, a front garden and a generous south-facing rear garden, offering plenty of outdoor space and excellent potential.

Situation

The Rowans enjoys a convenient position within walking distance of Bude town centre, which offers a comprehensive range of shopping, schooling and recreational facilities.

Bude is set along the dramatic North Cornish coastline and is renowned for its outstanding natural beauty and superb sandy beaches, which provide a wide variety of water sports and leisure activities.

The bustling market town of Holsworthy lies approximately 10 miles inland and the market town of Bideford is around 25 miles to the north, offering convenient access to the A39 North Devon Link Road, which in turn connects to Barnstaple, Tiverton and the M5 motorway network.

The cathedral city of Exeter, with its intercity rail services, international airport and motorway links, is approximately 50 miles away.

Accommodation

Entrance via a uPVC door into:

PORCH

A triple-aspect entrance porch with windows to the front and side elevations, vinyl flooring and obscure sliding glass doors leading into:

HALLWAY

Wooden flooring, storage heater and stairs rising to the first floor.

KITCHEN

Fitted with a range of base and eye-level units with work surfaces over and an inset 1.5 bowl sink with mixer tap and drainer. Integrated electric hob with extractor hood over and twin eye-level ovens. Space for an undercounter fridge/freezer and washing machine. Window to the front elevation, access to a useful storage cupboard and vinyl flooring.

DINING ROOM

A spacious dining room with windows to the rear elevation and a door providing access to the garden with sliding glass doors opening into the Sun Room. Ample room for a dining table and additional furniture. Laminate flooring and electric radiator.

LIVING ROOM

A comfortable reception room with space for a range of living room furniture. Windows to the side and rear elevations and fireplace creating an attractive focal point. Fitted carpet and door into:

SUN ROOM

A dual-aspect room with obscure windows to the side elevations and windows overlooking the rear garden. Fitted carpet.

Stairs rise to:

LANDING

Window to the front elevation with access to the airing cupboard and loft hatch. Fitted carpet.

BEDROOM ONE

A dual-aspect double bedroom with windows to the rear and side elevations. Space for a double bed and a range of bedroom furniture. Fitted carpet and electric radiator.

BEDROOM THREE

A good-sized bedroom with a window to the rear elevation and space for a range of bedroom furniture. Fitted carpet and electric radiator.

BEDROOM TWO

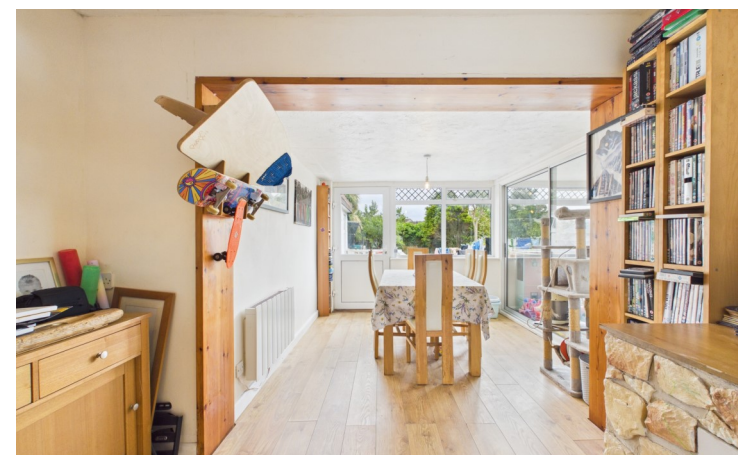
A further double bedroom with built-in wardrobes, window to the rear elevation and space for additional bedroom furniture. Fitted carpet and electric radiator.

SHOWER ROOM

Fitted with an electric shower and glass shower screen, vanity unit with inset wash hand basin and heated towel rail. Obscure window to the front elevation, vinyl flooring and wall-mounted fan heater.

WC

Comprising a WC with fully tiled walls, vinyl flooring and obscure window to the front elevation.



Outside

To the front of the property there is an area of lawn and driveway parking for two to three vehicles.

The generous south-facing rear garden is well established and mainly laid to lawn, enclosed by wooden fencing to all sides and featuring a patio area adjoining the property.

GARAGE

A large garage adjoins the property and benefits from an up-and-over door to the front elevation, together with a pedestrian access door to the rear. Power connected.

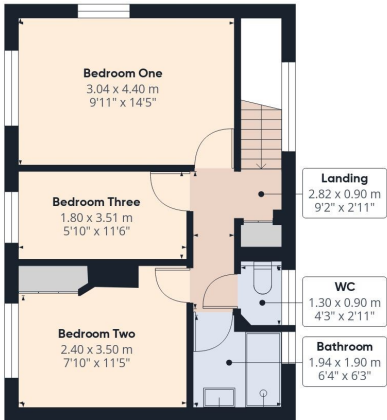


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

137.9 m²
1484 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Services

Mains water, electricity and drainage.



EE Rating - E



Council Tax Band - D



Directions

What3Words - ///nutty.filed.rucksack



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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