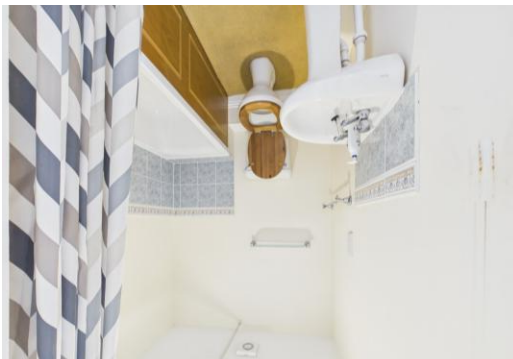




COLWILLS
the property professionals



40 Elizabeth Road

Bude, Cornwall, EX23 8AJ

- Modern well-presented semi-detached family home
- Situated in a quiet cul-de-sac, walking distance to town and schools
- Spacious lounge/dining room, kitchen/breakfast room
- Three bedrooms, ensuite shower and separate bathroom
- Garage, parking and an enclosed garden to the rear

£275,000



Directions

From the centre of town proceed out of Bude along The Strand, turning left at the mini roundabout into Bencoolen Road. Continue on this road all the way up the hill, passing Budehaven Secondary School and turn left at the mini roundabout towards Morrisons Supermarket. Continue along this road and go around the corner into the estate for Elizabeth Road and take the third left and the property will be located a short distance along on the left hand side.



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40 Elizabeth Road

Bude, Cornwall, EX23 8AJ

£275,000

A modern semi-detached, brick built, family home situated in a quiet cul-de-sac within walking distance of the town, schools and shops.

The spacious and well presented accommodation briefly comprises: entrance hall, spacious lounge/dining room with doors onto the rear garden and a kitchen/breakfast room. On the first floor there are three bedrooms, ensuite shower to the principal bedroom and separate bathroom.

Outside there is off road parking for one vehicle in front of the single integral garage and an enclosed garden to the rear which is laid to lawn. Available with no onward chain.

ENTRANCE HALL Entering via an obscure double glazed composite door to the entrance hall with stairs ascending to the first floor, telephone point and radiator. Doors serve the following rooms:-

KITCHEN 9' 9" x 9' 1" (2.97m x 2.77m) Fitted with a range of matching wall and base units with a fitted worksurface over, inset stainless steel sink and drainer with a mixer tap over, integrated electric oven, inset four ring gas hob with pull out extractor over, space and plumbing for washing machine, space for freestanding fridge/freezer, radiator and a UPVC double glazed window to the front elevation.

LIVING ROOM 19' 1" x 10' 8" (5.82m x 3.25m) UPVC double glazed window to the rear elevation and UPVC double glazed french doors leading out to the garden. Two radiators, television point and telephone point.

LANDING UPVC double glazed window to the side elevation and door to the airing cupboard housing the factory lagged hot water cylinder and immersion heater. Doors serve the following rooms:-

BEDROOM ONE 12' 1" x 10' 0" (3.68m x 3.05m) A spacious double bedroom with a UPVC double glazed window to the front

elevation, built-in wardrobe, television point and radiator.

ENSUITE 7' 9" x 3' 2" (2.36m x 0.97m) Shower enclosure with a mains fed shower over, wall mounted wash hand basin, WC, wall mounted chrome heated towel rail and a UPVC obscure double glazed window to the front elevation.

BEDROOM TWO 11' 0" x 10' 11" (3.35m x 3.33m) A spacious double bedroom with radiator and a UPVC double glazed window to the rear elevation overlooking the garden.

BEDROOM THREE 7' 11" x 7' 6" (2.41m x 2.29m) UPVC double glazed window to the rear elevation overlooking the garden and radiator.

FAMILY BATHROOM 8' 9" x 5' 5" (2.67m x 1.65m) Matching suite comprising of a panel enclosed bath with mixer shower attachment over, pedestal wash hand basin, WC and radiator.

GARAGE 16' 2" x 8' 8" (4.93m x 2.64m) Up and over door with light and power connected with an internal door into the entrance hall.

OUTSIDE AND GARDENS To the front of the property there is off road parking for one vehicle in front of the garage and a small area of lawn, with a paved path leading to the front door. Side gated access leads to the rear enclosed garden which is laid mainly to lawn with a patio seating area, raised sleeper flower bed and an area of decking.



COUNCIL TAX Band C

SERVICES All mains services are connected.

TENURE Freehold

