



COLWILLS
the property professionals



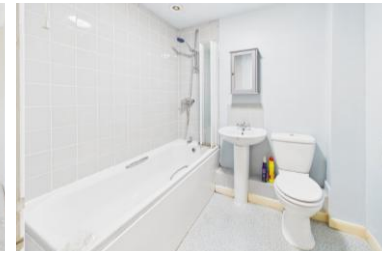
12 Berkeley Close

Stratton, Bude, Cornwall, EX23 9BE

- Mid terraced property, perfect starter home or investment
- Located in the popular town of Stratton with shops/schools within walking distance
- Two double bedrooms and shower room, Kitchen, sitting room and conservatory
- Low maintenance rear garden
- In need of some modernisation

£225,000





12 Berkeley Close, Stratton, Bude, Cornwall, EX23 9BE

12 Berkeley Close sits in a great position within walking distance to local shops schools and transport links, as well as easy access into Bude town centre.

The mid terrace property offers two double bedrooms, family shower room, kitchen, generous sitting room open into the conservatory overlooking the rear garden.

Outside, the property has a lawned front garden and to the rear is a low maintenance space providing room to sit out and enjoy as well as housing a useful storage shed.

DIRECTIONS

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, turning left at the roundabout onto the A39. Continue along this road for approximately 100 metres and turn left into Berkeley Close, following the road round to the right and the property will be immediately on your left.

ENTRANCE HALL 13' 5" x 5' 6" (4.09m x 1.68m) Entered via UPVC glazed door, a light and airy space with wooden flooring underfoot, useful space under the stairs offering ample storage for coats/shoes, currently housing a tumble dryer.

KITCHEN 9' 6" x 6' 3" (2.9m x 1.91m) UPVC double glazed window unit to the front elevation, range of matching wall and base units providing both cupboard and drawer storage, electric oven and separate gas fired hob with extractor above, space for a free-standing fridge/freezer and plumbing for an undercounter washing machine or dishwasher. Vinyl flooring underfoot.

SITTING/DINING ROOM 14' 11" x 12' 6" (4.55m x 3.81m) A generous open room offering enough space to create both living and dining areas, wooden flooring underfoot, open into;

CONSERVATORY 9' 11" x 7' 10" (3.02m x 2.39m) A bright open space overlooking the low maintenance rear garden, tiled flooring, UPVC double glazed doors, windows and roof.

FIRST FLOOR Loft hatch access, storage cupboard providing useful storage space. Doors serving the following rooms;

BEDROOM ONE 12' 5" x 8' 7" (3.78m x 2.62m) Double bedroom offering ample space for double bed, free standing drawer and wardrobe units. UPVC double glazed windows to the rear elevation.

BEDROOM TWO 9' 2" x 8' 10" (2.79m x 2.69m) Another double bedroom with UPVC double glazed unit to the front elevation, space for freestanding storage as well as built in storage cupboard over the stairs.

BATHROOM 6' 9" x 6' 0" (2.06m x 1.83m) Vinyl flooring, white three-piece suite comprising bath with mains fed shower over with tiled surround, wash hand basin and W.C. Heated towel rail and extractor fan.

OUTSIDE To the front of the property is a front garden laid to lawn with a path leading to the front door. The rear garden is a low maintenance space perfect for sitting out and enjoying, there is also a storage shed at the foot of the garden.

COUNCIL TAX Band B

SERVICES Mains Gas, Water, Electricity and drainage all connected

TENURE Freehold



THE PROPERTY MISDESCRIPTIONS ACT 1991: 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 not 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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