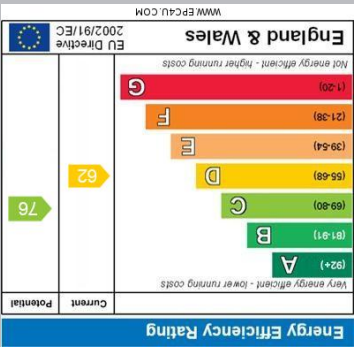


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised 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 or surveyor. References to the sales particulars 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



32 Queen Street
Bude, Cornwall
EX23 8BB
E: bude@colwills.co.uk
01288 355828
www.colwills.co.uk
The Property Ombudsman



COLWILLS

the property professionals



61 Bede Haven Close

Bude, Cornwall, EX23 8QF

- A link detached bungalow with no onward chain
- Located in a quiet residential location close to Bude town, schools and beaches
- Spacious lounge dining room, kitchen
- Three bedrooms and a bathroom
- Garage with off road parking in front, small enclosed garden



£315,000



Directions

Proceed out of town along The Strand turning left at the mini roundabout towards Stratton. Take the right hand turning into Kings Hill opposite Bude Service Station and then immediately turn left into Berries Avenue and then first right into Bede Haven Close, after a short distance the property will be located a short distance along on the left hand side.



COLWILLS
the property professionals

61 Bede Haven Close

Bude, Cornwall, EX23 8QF

£315,000

61 Bede Haven Close is a spacious link detached bungalow located in a peaceful area on the outskirts of Bude, within walking distance of the town centre, local schools, and beaches.

The property is available with no onward chain and offers the following accommodation, entrance lobby, cloakroom, a lounge dining room, kitchen, three bedrooms and a bathroom.

Outside there is a single garage with off road parking in front for two vehicles and a small enclosed garden to the rear.

ENTRANCE LOBBY 11' 3" x 4' 3" (3.43m x 1.3m) Entering via a UPVC obscure double glazed door with matching fixed side panel. Radiator. Doors serve the following rooms:-

CLOAKROOM 4' 10" x 4' 5" (1.47m x 1.35m) UPVC obscure double glazed window to the rear elevation, coved artex ceiling, pedestal wash hand basin and push button low flush WC.

LOUNGE DINING ROOM 19'11 max' 13'00 min" x 13'1 max' 7'8 min" (6.12m x 4.14m) Twin UPVC double glazed windows to the front elevation overlooking the gardens. Coved artex ceiling, stone fireplace surround with stone hearth and two radiators.

KITCHEN 9' 8" x 6' 5" (2.95m x 1.96m) UPVC obscure double glazed window to the side elevation and artex ceiling.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, inset electric hob with pull-out extractor above, integrated electric oven space and plumbing for washing machine.

INNER HALL Loft hatch access, door to linen cupboard with radiator and two fitted shelves and further cupboard housing the Worcester gas fired combi boiler. Doors serve the following rooms:-

BEDROOM ONE 13' 00" x 9' 8" (3.96m x 2.95m) A bright and spacious principal double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Coved artex ceiling and radiator.

BEDROOM TWO 9' 9" x 8' 9" (2.97m x 2.67m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Coved artex ceiling and radiator.

BEDROOM THREE 7' 4" x 6' 5" (2.24m x 1.96m) A single bedroom with a UPVC double glazed window to the side elevation. Coved artex ceiling and radiator.

BATHROOM 6' 5" x 5' 9" (1.96m x 1.75m) UPVC obscure double glazed window to the side elevation, artex ceiling, panel enclosed bath with electric shower, pedestal wash hand basin, push button low flush WC and radiator.

GARAGE 146' 6" x 8' 2" (44.65m x 2.49m) Up and over door with wooden framed glazed door to the rear elevation. Wall mounted consumer unit and power connected.

OUTSIDE to the front of the property, there is off road parking for two vehicles in front of the garage, with the garden laid to lawn. To one side a path and pedestrian gate leads to the rear enclosed garden which is laid to lawn with seating area to one side.



COUNCIL TAX Band C

SERVICES All mains services are connected

TENURE Freehold

