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BRITISH
PROPERTY
AWARDS
MULTIPLE

GOLD WINNER
ESTATE AGENT
IN BUDE

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

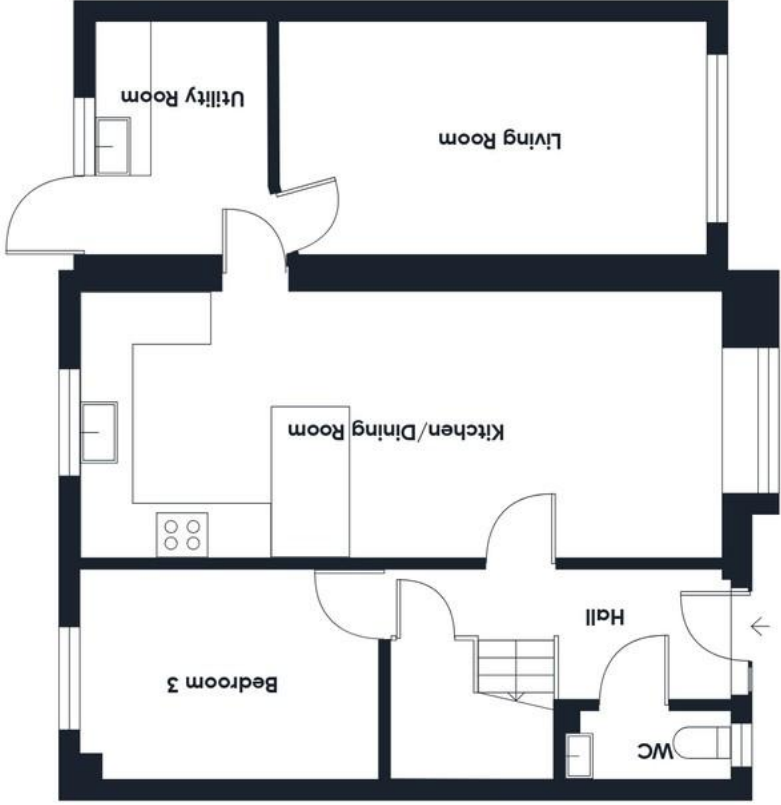
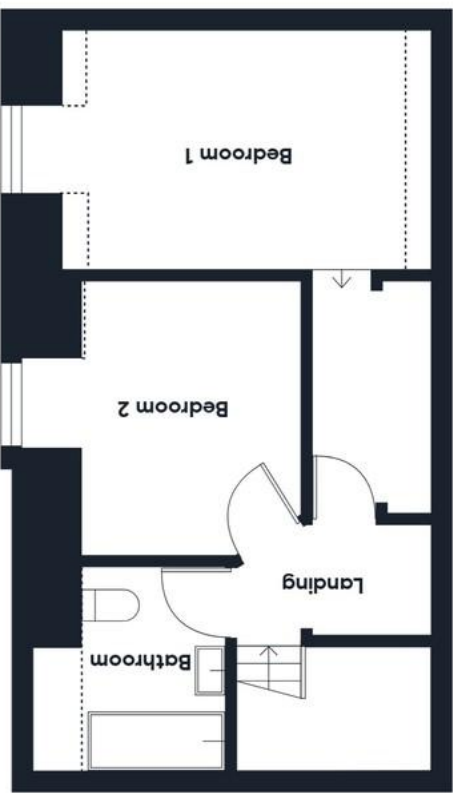
Very energy efficient - lower running costs
Not energy efficient - higher running costs

England & Wales
EU Directive
2002/91/EC
www.epcau.com

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

the property professionals



Approximate total area⁽¹⁾
1037 ft²
96.3 m²
Reduced headroom
26 ft²
2.4 m²



Touchwood, 5b Westweek Close

Week St Mary, Devon, EX22 6XQ

- Semi detached chalet bungalow
- Located in a small select cul-de-sac in the peaceful countryside village of Week St. Mary
- Living room, dual aspect kitchen dining room with Corian worksurfaces
- Three bedrooms with dressing area to the principal bedroom, family bathroom
- Off road parking for two/three vehicles and enclosed garden. No onward chain

£259,950



Directions

From Bude proceed up to the A39 and head south towards Camelford. After approximately two miles (on a sweeping right-hand corner) take the road on the left signposted to Week St Mary. Follow this road for just over a mile until reaching a T-junction. Turn right and follow the road for two miles until entering the village of Week St Mary, turn left opposite the village hall into West Week Close and the property will be located in the left hand corner.



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Touchwood, 5b Westweek Close

Week St Mary, Devon, EX22 6XQ

£259,950

Touchwood is a spacious semi detached chalet bungalow tucked away in Westweek Close in the heart of the popular village of Week St Mary in North Cornwall. The property is a 5 mile drive, to reach the rugged North Cornwall coastline and the popular sandy beaches of Bude and Widemouth Bay.

Constructed approximately 20 years ago, the property benefits from quality features including an attractive ash wood staircase, matching skirting boards and door architraves, together with underfloor heating throughout much of the ground floor. The accommodation comprises, entrance hall, living room, dual aspect kitchen dining room with Corian worksurfaces, utility and ground floor bedroom three. On the first floor there are two bedrooms with a dressing area to the principal bedroom and separate bathroom.

Outside there is off road parking for two/three vehicles and a garden to the rear. Available with no onward chain.

ENTRANCE HALL Entering via a wooden framed glazed door to the entrance hall with wooden framed double glazed window to the front elevation, wooden staircase ascending to the first floor, ash skirting boards, door architraves and useful understairs storage cupboard housing the consumer unit and underfloor heating manifolds. Wooden ash doors serve the following rooms:-

CLOAKROOM 6' 7" x 2' 9" (2.01m x 0.84m) Wooden framed obscure double glazed window to the front elevation, pedestal wash hand basin, push button low flush WC and wood laminate flooring with underfloor heating. Doors serve the following rooms:-

KITCHEN DINING ROOM 25' 5" x 10' 4" (7.75m x 3.15m) A bright and spacious dual aspect kitchen dining room with wooden framed double glazed window to the front elevation and matching window to the rear overlooking the gardens. Inset lighting, light grey wood effect laminate to the dining area and tiled flooring to the kitchen with underfloor heating.

The kitchen is finished with a range of matching cream high gloss wall and base units with contrasting Corian square edge worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap. Inset electric hob, integrated electric

cooker and integrated dishwasher. Door to:-

UTILITY ROOM 9' 5" x 6' 11" (2.87m x 2.11m) UPVC double glazed window and door to the rear elevation overlooking the gardens. Fitted wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and oil fired wall mounted boiler. Door to:-

LIVING ROOM 16' 7" x 9' 4" (5.05m x 2.84m) A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the garden. Television point, telephone point and radiator.

FIRST FLOOR Loft hatch access and doors serve the following rooms:-

BEDROOM ONE 14' 9" x 9' 4" (4.5m x 2.84m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Loft hatch access and two radiators.

DRESSING AREA 8' 5" x 5' 1" (2.57m x 1.55m) Fitted shelving, hanging rail and door to eves storage.

BEDROOM TWO 10' 8" x 8' 5" (3.25m x 2.57m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Radiator.



BATHROOM 8' 1" x 7' 8" (2.46m x 2.34m) Velux window to the rear elevation, panel enclosed bath with electric shower, pedestal wash hand basin, toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

OUTSIDE The property is approached via a shared gravel driveway which leads to off road parking for two to three vehicles. Side gate leads to the rear garden which is laid to lawn with a raised gravel seating area with a wooden bench to one side.

COUNCIL TAX Band B

SERVICES Mains electricity, water and drainage. Oil fired central heating.

TENURE Freehold

