



2 Gadwall Walk

Bude, Cornwall, EX23 8FW

KIVELLS

2 Gadwall Walk

Bude, Cornwall, EX23 8FW

£294,000 Guide Price

Three bedroom terraced home

Open plan living space and three bedrooms
(including master ensuite)

Remainder of 10-Year NHBC Warranty

Off-street parking and Garage

Enclosed rear garden with rear access

EPC Rating: B





Description

This well-maintained home opens into a comfortable living room, a spacious kitchen/diner, and a convenient cloakroom. The first floor features two spacious double bedrooms, including a master with en-suite, a further single bedroom, and a modern family bathroom. Outside, enjoy a private, garden and garage, all situated within easy reach of the town's schools, shops, and leisure facilities.

Situation

Gadwall Walk is a located on a highly sought-after development located close to the town centre, beach and schools. Bude is well served by a good shopping centre which has an excellent choice of shops, restaurants and first -class sporting facilities including an 18-hole golf course, leisure pool and all-weather floodlit tennis courts.

The town caters for both Primary and Secondary education and has two popular sandy beaches. There is good access onto the main A39 coastal road which provides excellent access North to the larger towns of Bideford and Barnstaple and South further on down to Cornwall.

The popular coastal resort of Widemouth Bay is just 3 miles away where you will find excellent sandy beaches with exhilarating surf and some breath taking coastal walks.

Accommodation

Entering the property through the uPVC front door, with tile effect flooring, access to all downstairs rooms and stairway up to the first-floor accommodation.

ENTRANCE HALLWAY

Ceiling light, space for coats and boots, stairs rising to the first floor, radiator, wood effect flooring. Door to:

LIVING ROOM

A cosy and light reception room set to the front of the property, uPVC double glazed windows to the front aspect, ceiling light, radiator, continuation of flooring. Opening to:

INNER HALLWAY

Ceiling light, storage cupboard, continuation of flooring, opening to kitchen/dining room and door to:

WC

Comprising pedestrian hand wash basin, WC, radiator and continuation of flooring.

KITCHEN/DINER

The kitchen comprises a range of matching eye and base level units with worksurface over incorporating stainless steel sink/drain unit. Integrated Zanussi oven with four ring

induction hob over and extractor hood above. uPVC double glazed window and patio doors to the rear aspect. Freestanding fridge/freezer, dishwasher and washing machine. Ceiling lights, ample space for dining furniture, radiator and continuation of flooring.

FIRST FLOOR LANDING

Loft access, ceiling light, fitted carpet. Doors to:

BEDROOM ONE

Well-proportioned double bedroom with uPVC double glazed window to the front aspect. Ceiling light, built-in wardrobe, radiator, fitted carpet and door to:

EN-SUITE

Three-piece suite comprising walk-in shower enclosure, wall-mounted hand wash basin and WC. uPVC double glazed window to the front aspect, ceiling light, radiator and wood-effect vinyl flooring.

BEDROOM TWO

Double bedroom with uPVC double glazed window to the rear aspect. Ceiling light, radiator, ample space for bedroom furniture, fitted carpet.



BEDROOM THREE

Single bedroom with uPVC double glazed window to the rear aspect, ceiling light, radiator, built-in wardrobe and fitted carpet.

BATHROOM

A three-piece suite comprising a bath with shower attachment, WC and wall-mounted hand wash basin. Ceiling light, heated towel rail and wood-effect vinyl flooring.

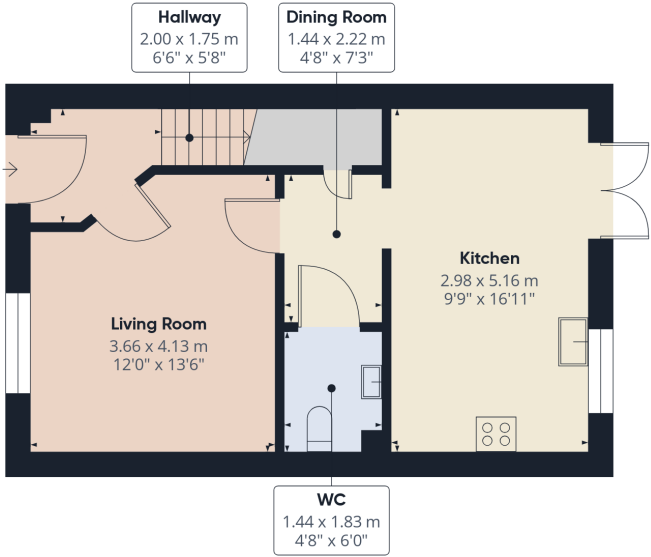
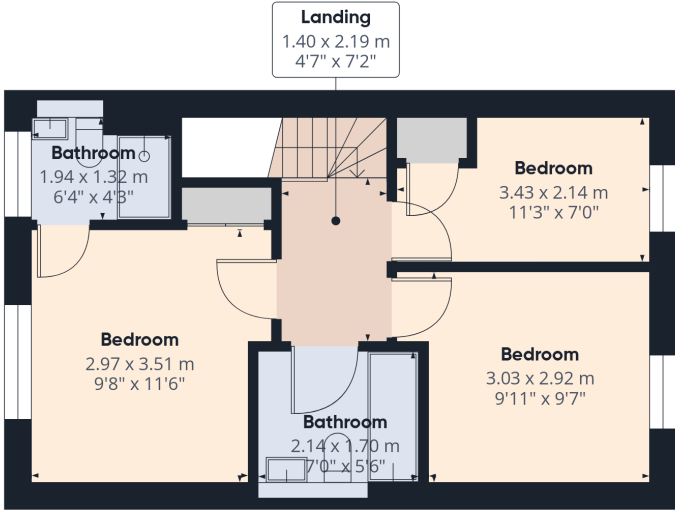
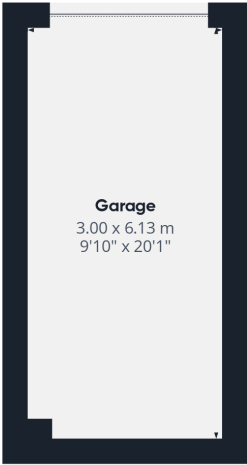
OUTSIDE

To the front of the property there is a small front garden with paved path leading to the front door. To the rear, there is a low maintenance south west-facing garden which is laid to lawn with a large paved patio adjoining the kitchen, a pave path leads to the rear of the garden and in turn the garage.



Floor Plan

Floor plan for identification purposes only, not to scale

 Hallway 2.00 x 1.75 m 6'6" x 5'8" Dining Room 1.44 x 2.22 m 4'8" x 7'3" Living Room 3.66 x 4.13 m 12'0" x 13'6" Kitchen 2.98 x 5.16 m 9'9" x 16'11" WC 1.44 x 1.83 m 4'8" x 6'0" Floor 0 Building 1	 Landing 1.40 x 2.19 m 4'7" x 7'2" Bedroom 1.94 x 1.32 m 6'4" x 4'3" Bedroom 2.97 x 3.51 m 9'8" x 11'6" Bedroom 3.43 x 2.14 m 11'3" x 7'0" Bedroom 3.03 x 2.92 m 9'11" x 9'7" Bathroom 2.14 x 1.70 m 7'0" x 5'6" Floor 1 Building 1	 Approximate total area⁽¹⁾ 97.9 m² 1053 ft²
 Garage 3.00 x 6.13 m 9'10" x 20'1" Floor 0 Building 2		(1) Excluding balconies and terraces 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, drainage, electricity and gas.



EE Rating - B



Council Tax Band - B



Directions

What3Words – unity.defeat.thrusters



Virtual Tour

<https://tour.giraffe360.com/15fa61e78545491e9bd18b2bcfe2d459>

Viewings strictly by appointment only

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