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

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8 West Fairholme Road

Bude, Cornwall, EX23 8JD

- Spacious end terrace family home
- Popular residential location, walking distance of Bude town and beaches
- Lounge dining room with rear porch/seating area, kitchen
- Three bedrooms and a wet room
- South aspect garden, off road parking and single garage

£289,950

8 West Fairholme Road

Bude, Cornwall, EX23 8JD

£289,950

8 West Fairholme Road is located in the highly sought after and popular Flexbury area of town, being only a short walk from Crooklets beach and the town centre is this deceptively spacious end terrace family home.

The well presented accommodation comprises: entrance hall, cloakroom, lounge dining room with, rear porch and kitchen. On the first floor there are three generous bedrooms and a wet room.

Outside there is off road parking to the front for one vehicle, and to the rear the South facing gardens are laid mainly to lawn with a seating area. A single garage is located in a near by block. Available with no onward chain.

PORCH 6' 1" x 2' 9" (1.85m x 0.84m) Entering via a UPVC double glazed door to the entrance porch with UPVC double glazed windows to the front and side elevations and UPVC double glazed door leading to:-

ENTRANCE HALL Staircase ascending to the first floor with useful understairs storage cupboard, artex ceiling and electric wall mounted radiator. Doors serve the following rooms:-

CLOAKROOM 4' 5" x 2' 11" (1.35m x 0.89m) UPVC obscure double glazed window to front elevation, wall mounted wash hand basin, WC and tiled flooring.

LOUNGE/DINING ROOM 24' 2" x 13'5 max' 10'7 min" (7.37m x 4.22m) A bright spacious reception room with UPVC double glazed window to the front elevation overlooking the garden and UPVC double glazed door with matching fixed side panels lead out to rear porch. Artex ceiling, television point and two mounted electric radiators.



REAR PORCH 8' 5" x 4' 8" (2.57m x 1.42m) UPVC double glazed windows to three elevations and UPVC double glazed door to the side elevation leading out to the seating area and gardens.

KITCHEN 9' 5" x 8' 10" (2.87m x 2.69m) UPVC double glazed window to the rear elevation overlooking the gardens, artex ceiling and tiled flooring.



The kitchen is finished with a range of base units with fitted worksurface, inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer and space for freestanding fridge freezer.

FIRST FLOOR Artex ceiling, loft hatch access, airing cupboard housing factory lagged hot water cylinder with immersion heater and slatted shelving. Door serve the following rooms:-

BEDROOM ONE 13' 3" x 11' 1" (4.04m x 3.38m) A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Artex ceiling, built in double wardrobe and wall mounted electric radiator.

BEDROOM TWO 10' 7" x 10' 1" (3.23m x 3.07m) A bright and spacious South aspect double bedroom with UPVC double window to the rear elevation overlooking the gardens. Artex ceiling, built in double wardrobe and wall mounted electric radiator.



BEDROOM THREE 8' 11" x 7' 1" (2.72m x 2.16m) A South aspect single double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Artex ceiling and wall mounted electric radiator.

WET ROOM 6' 3" x 5' 10" (1.91m x 1.78m) UPVC obscure double glazed window to the front elevation, fully tiled walls, wall mounted electric shower, pedestal wash hand basin, WC, nonslip flooring and wall mounted electric heater.

GARAGE 16' 1" x 8' 1" (4.9m x 2.46m) Up and over door. Located in nearby block. 4th garage in.

OUTSIDE To the front of the property there is off road parking for one vehicle with an area of lawn and path leading to the front door. Side gate and path leads to the rear South aspect garden which is laid to lawn with established shrubs and hedge to the side and rear with wooden pedestrian gate leading to the rear lane.

COUNCIL TAX Band C

SERVICES Mains electricity, water and drainage.

TENURE Freehold

Directions

Proceed up through town via Belle Vue and onto Golf Course Road. Continue down through the golf course, passing Flexbury Park Road and church, take the second right in to West Fairholme Road, the property will be located a short distance along on the right hand side.







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