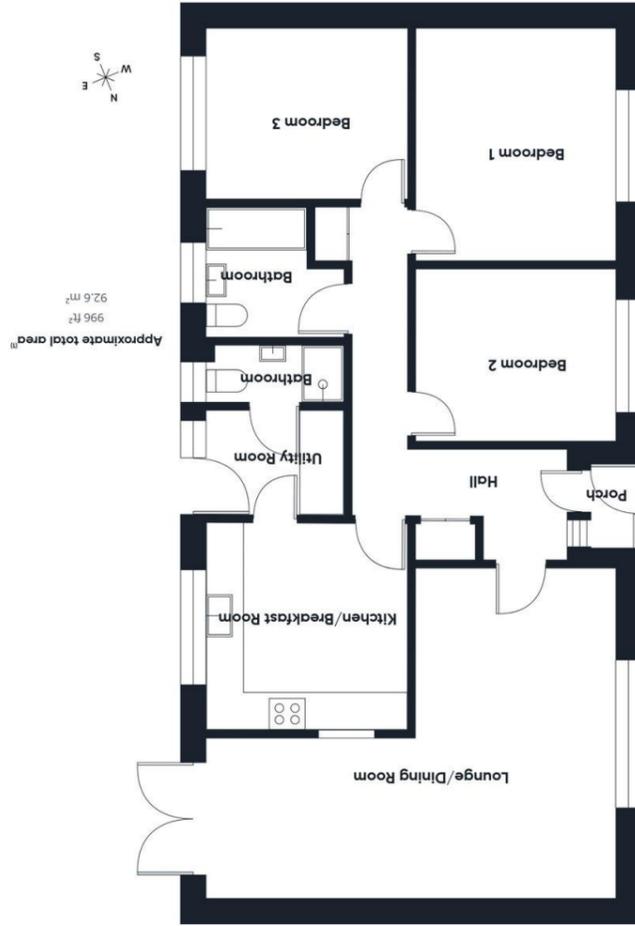


01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



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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...



46 Minster Avenue

Bude, Cornwall, EX23 8RY

Price £399,950

- Spacious detached bungalow with no onward chain
- Quiet cul-de-sac location close to town centre and local schools
- L shape lounge/dining room, kitchen/breakfast room, utility
- Three double bedrooms, family bathroom and separate shower room
- Off road parking, single garage and gardens to the rear and side



The property professionals

46 Minster Avenue

Bude, Cornwall, EX23 8RY

Price £399,950

46 Minster Avenue is a spacious detached bungalow, offered with no onward chain and is situated in a quiet cul-de-sac, in a highly sought after location and within easy walking distance of the Bude town centre, schools, supermarket and leisure centre.

The property offers the following accommodation, entrance porch and hall, spacious L shaped lounge/dining room with doors leading out to the rear patio and gardens, kitchen/breakfast room, utility room and shower room. There are three double bedrooms and a family bathroom.

Outside there is a gravel drive providing off road parking, single garage and gardens located to the side and rear of the property.

PORCH

4' 11" x 2' 8" (1.5m x 0.81m) Entering via a UPVC double glazed door with matching fixed side panel to the entrance porch and wooden framed obscure glazed door leading to:-

ENTRANCE HALL

Coved Artex ceiling, useful storage cupboard, linen cupboard, radiator and loft hatch access. Doors serve the following rooms:-

LOUNGE/DINING ROOM

23'00 max' 11'2 min" x 17'11 max' 8'9 min" (7.29m x 5.38m) A bright and spacious dual aspect 'L' shaped reception room with UPVC double glazed window to the front elevation overlooking the gardens and UPVC double glazed French doors leading out to patio seating area and gardens. Coved artex ceiling, stone fireplace surround with wooden mantle and inset gas fire, two radiators and serving hatch into the kitchen.

KITCHEN/BREAKFAST ROOM

11' 32" x 11' 2" (4.17m x 3.4m) Artex ceiling, UPVC double glazed window to the rear elevation overlooking the garden. Radiator.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap. Stoves freestanding cooker, under counter fridge and freezer. Door to:-

UTILITY ROOM

7' 9" x 5' 9" (2.36m x 1.75m) Artex ceiling, UPVC double glazed window and door to the rear elevation, wall mounted Worcester gas fired combi boiler and wall mounted consumer unit. Fitted with a range of matching wall and base units with fitted work surface, space and plumbing for washing machine.

SHOWER ROOM

8' 1" x 3' 00" (2.46m x 0.91m) Artex ceiling, UPVC obscure double glazed window to the rear elevation, shower enclosure with mains fed shower, wall mounted wash hand basin, low flush WC and wall mounted electric blow air heater.

BEDROOM ONE

12' 5" x 11' 3" (3.78m x 3.43m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Coved artex ceiling and radiator.

BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m) A spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Coved artex ceiling and radiator.

BEDROOM THREE

11' 2" x 9' 4" (3.4m x 2.84m) A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Coved artex ceiling and radiator.

BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m) Coved artex ceiling, UPVC obscure double glazed window to the rear elevation, attractive wall tiling, panel enclosed bath, vanity unit with inset wash hand basin, toilet bowl with concealed cistern and radiator.



GARAGE

Up and over door

OUTSIDE

To the front of the property the property is approached via a gravel drive with path leading to the front door. The front garden is laid to lawn with variety of shrubs and plants. Path continues around to the side and rear of the property with the gardens laid to lawn with a patio seating area accessed from the lounge/dining room.

COUNCIL TAX

Band D

SERVICES

All mains services are connected

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of town, proceed along The Strand and turn left at the mini roundabout into Bencoolen Road, taking the third right into Minster Avenue, then take the first left hand turning into the small cul-de-sac and the property will be located on the right hand side.

