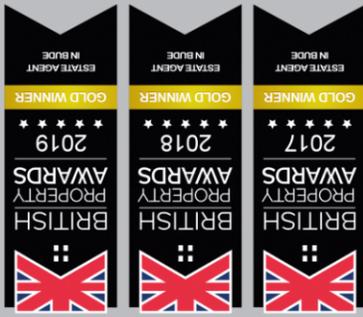


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain 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 documents. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

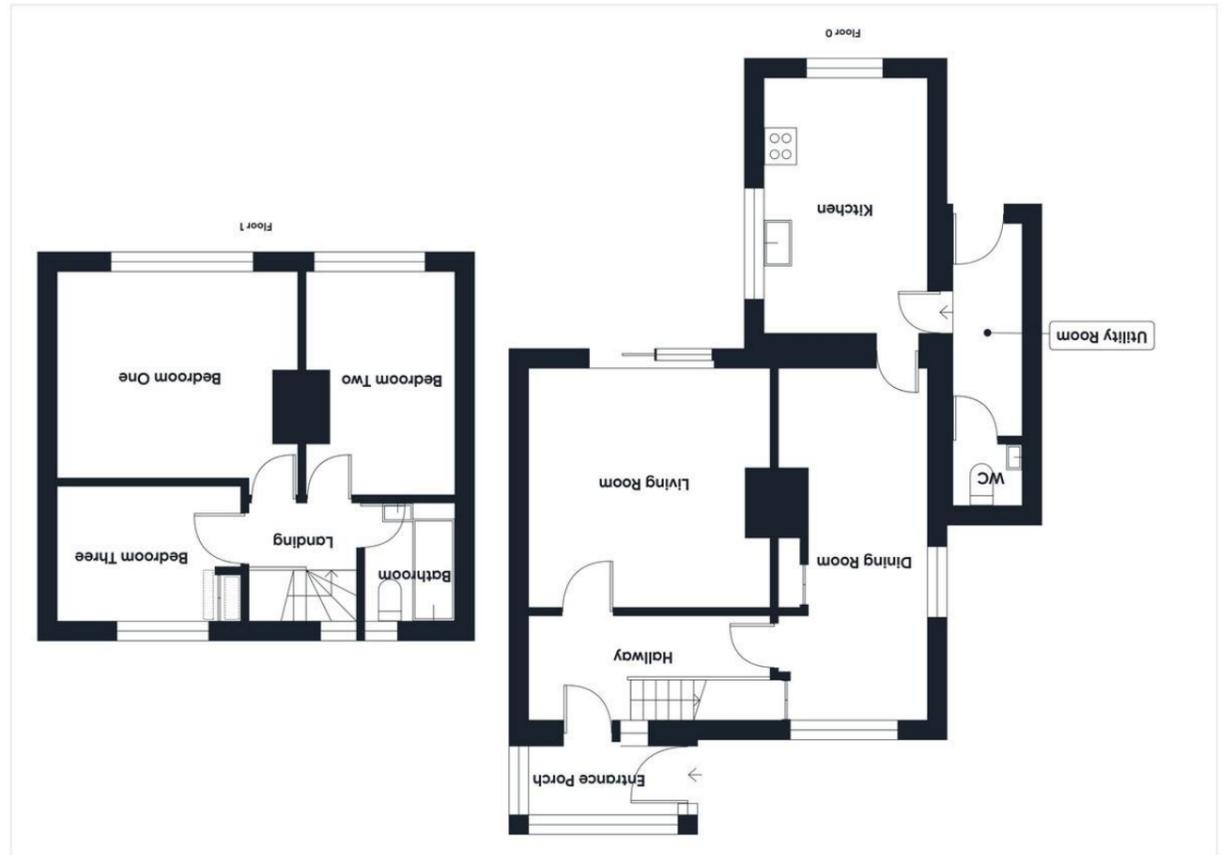
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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COLWILLS



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COLWILLS



11 Coast View

Bude, Cornwall, EX23 8AG

Price £265,000

- A semi detached 3 bed property in a popular residential area
- Large south facing garden with space for green houses and shed
- Living room, dining room, kitchen and ground floor WC
- Three bedrooms and a family bathroom
- In need of modernisation and available with no onward chain



The property professionals

11 Coast View

Bude, Cornwall, EX23 8AG

Price £265,000

A semi-detached family home situated in a popular residential area, within walking distance of the town and the beaches.

The internal accommodation comprises: entrance hall, kitchen, dining room and living room which opens on to the South facing garden. On the first floor there are three bedrooms and a family bathroom room.

Outside, there is off-road parking and a South facing garden to the rear.

ENTRANCE PORCH

8' 0" x 4' 0" (2.44m x 1.22m) Entering the property via a UPVC double glazed entrance porch with door to:-

INNER HALL

With stairs ascending to the first floor and doors serving the following rooms.

LIVING ROOM

13' 00" x 12' 11" (3.96m x 3.94m) A light and spacious living room with sliding patio doors opening out to the South facing garden, fireplace with gas fire (now redundant) original picture rail and stripped door.

DINING ROOM

18' 10" x 8' 0" (5.74m x 2.44m) A dual aspect dining room with windows to the front and side elevation, fireplace with inset gas fire (now redundant) wall mounted gas fired combi boiler, understairs cupboard and further built in storage.

KITCHEN

13' 8" x 8' 10" (4.17m x 2.69m) Fitted with a range of matching wall and base units, with work surface over, space for free standing cooker. Windows to the side and rear elevations overlooking the garden.

LEAN TO UTILITY

11' 4" x 4' 0" (3.45m x 1.22m) A useful storage space with various cupboards and work surface over. Light and power connected.

WC

4' 0" x 3' 6" (1.22m x 1.07m) Corner wall mounted wash hand basin and WC.

LANDING

A light and airy landing with window to the front elevation, loft hatch access and doors serve the following rooms.

BEDROOM ONE

12' 11" x 11' 0" (3.94m x 3.35m) A double bedroom with double glazed window overlooking the South facing garden, original picture rails, deep skirting boards and stripped door.

BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.44m) Another double bedroom with double glazed window to the rear elevation, picture rail and stripped solid wood door.

BEDROOM THREE

9' 9" x 7' 4" (2.97m x 2.24m) Double glazed window to the front elevation, picture rail, and built in storage.

FAMILY BATHROOM

6' 5" x 5' 0" (1.96m x 1.52m) An avocado bathroom suite comprises: Panel enclosed bath with electric shower over and glass shower screen, WC and pedestal wash hand basin. Floor to ceiling tiles, radiator and obscured double glazed window to the front elevation.

OUTSIDE AND GARDENS

The property offers off road parking for 2-3 vehicles with pathway leading to the rear. The rear South facing garden has various areas of interest including, lawn, patio seating areas, space for green houses and sheds, Mature flower beds and veggie plot.

SERVICES

All mains services are connected.

TENURE

Freehold

COUNCIL TAX

Cornwall Council Band C



FREE SALES & LETTINGS
MARKET APPRAISAL

Award winning



Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Remain on this road until reaching the roundabout at 'Morrisons'. Continue on this road passing the dentist on the right hand side and the property will be located a short distance along on the right.

