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



Approximate total area (1)
934 ft²
86.6 m²



2 Shorelark Way

Bude, Cornwall, EX23 8DZ

- A modern semi detached house located on the popular Shorelands development
- Within walking distance of town, shops and schools
- Open plan living/kitchen/dining room with doors leading out to the gardens
- Three bedrooms, ensuite to the principal bedroom and separate bathroom
- Single garage with off road parking. South aspect garden to the rear

£295,000



2 Shorelark Way

Bude, Cornwall, EX23 8DZ

£295,000

2 Shorelark Way is a modern and well presented semi detached house, situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

The accommodation comprises an entrance hall, cloakroom, and a spacious open-plan kitchen/living/dining area. The bright and airy living/dining space enjoys a southerly aspect and features French doors opening into the rear garden. The contemporary kitchen is fitted with stylish grey high-gloss units. On the first floor there are three bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside, the property benefits from a South-facing rear garden, a single garage, and off-road parking for one vehicle.

ENTRANCE HALL Entering via a double glazed composite door to the entrance hall, staircase ascending to the first floor. Doors serve the following rooms:-

CLOAKROOM 5' 11" x 3' 2" (1.8m x 0.97m) UPVC obscured double glazed window to the front elevation, pedestal wash hand basin, toilet bowl with concealed cistern, radiator and tiled flooring.

OPEN PLAN LIVING KITCHEN DINING ROOM

LOUNGE DINING ROOM 16' 9" x 15' 7" max' 12' 6" min" (5.11m x 4.88m) UPVC double glazed French doors and fixed windows to either side to the rear elevation overlooking and leading out into the South facing gardens. Door to useful under stairs storage cupboard and three radiators.

KITCHEN 9' 00" x 8' 00" (2.74m x 2.44m) UPVC double glazed window to the front elevation, inset lighting and tiled flooring. The kitchen is finished with a range of matching grey high gloss wall and base units with contrasting fitted work surface, inset gas hob, integrated appliances comprising electric oven, fridge freezer, dishwasher and washing machine.

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

BEDROOM ONE 10' 3" x 9' 1" (3.12m x 2.77m) A bright and spacious double bedroom with a UPVC double glazed window to front elevation, built-in double wardrobe and radiator.

ENSUITE 6' 7" x 4' 4" (2.01m x 1.32m) UPVC obscure double glazed window to the front elevation, double shower enclosure with mains fed shower, wall hung wash hand basin, toilet bowl with concealed cistern, tiled flooring and wall mounted heated towel rail.

BEDROOM TWO 10' 5" x 8' 10" (3.18m x 2.69m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

BEDROOM THREE 10' 6" x 6' 5" (3.2m x 1.96m) A South aspect single bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

BATHROOM 6' 10" x 4' 11" (2.08m x 1.5m) Inset lighting, double ended paneled enclosed bath with central tap and mains fed shower with glass shower screen, wall hung wash hand basin, toilet bowl with concealed system, tiled flooring and wall mounted heated towel rail.

GARAGE 18' 1" x 8' 11" (5.51m x 2.72m) Up over door, light and power connected.



Directions

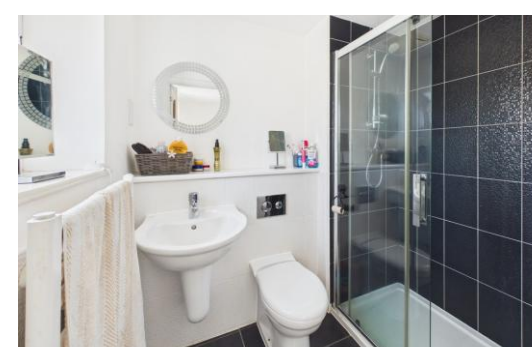
From the centre of town proceed out of Bude along The Strand, turning left at the mini roundabout into Bencoolen Road. Continue on this road all the way up the hill, passing Budehaven Secondary School and at the roundabout turn right into Shorelands. Follow this road passing Turnstone Way and take the next right into Shorelark Way and the property will be located a short distance along on the right hand side.

OUTSIDE To the front of the property the small area of garden is laid to gravel, off road parking for one vehicle in front of the garage. Wooden pedestrian gate to the side which leads to the rear South aspect garden which is laid to lawn with a patio seating area and concrete base to one corner perfect for a garden shed.

COUNCIL TAX Band C

SERVICES All mains services are connected

TENURE Freehold. Estate service charge TBC



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