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16 Tregaskes Parc

Bude, Cornwall, EX23 8FE

- Modern end of terrace home. Available with no onward chain
- Convenient location close to Bude town centre and it's amenities
- Living room with French doors, modern kitchen dining room
- Three bedrooms, ensuite to principal and separate bathroom
- Enclosed rear garden laid to patio

£260,000






16 Tregaskes Parc, Bude, Cornwall, EX23 8FE

A spacious end terrace house situated on an 'award winning development' within close proximity of the town's local amenities and is offered with no onward chain.

The property offers a living room with French doors leading out to the enclosed gardens, kitchen dining room with modern grey high gloss units, three bedrooms with an ensuite to the principal bedroom and separate bathroom.

Outside there is an enclosed rear garden laid to patio.

DIRECTIONS
From the centre of Bude follow the main road up the hill out of town towards the A39. Upon reaching the Morrisons roundabout turn left. Continue along passing the leisure centre and take the first turning on the right into Bartlett Avenue, take the next left and then the second right. Follow this road round to the right and the property is located on the right hand side.

ENTRANCE HALL Entering via an obscure composite double glazed door to entrance hall with stairs ascending to the first floor, and radiator and door to:-

CLOAKROOM 5' 3" x 3' 3" (1.6m x 0.99m) UPVC double glazed window to the front elevation, wall mounted wash hand basin, push button low flush WC and radiator.

LIVING ROOM 16' 11" x 10' 2" (5.16m x 3.1m) UPVC double glazed French doors and matching window to the rear elevation, overlooking and leading out to the gardens. Radiator and door to understairs storage cupboard.

KITCHEN/DINING ROOM 15' 11" x 10' 1 max" (4.85m x 3.07m) UPVC double glazed windows to the front and side elevations and a contemporary radiator.

The kitchen is finished with a range of matching grey high gloss wall and base units with contrasting slim line work surface, inset composite sink and drainer with mixer tap, inset electric hob with extractor canopy and integrated electric double oven.

FIRST FLOOR Loft hatch access. Doors serve the following rooms:-

BEDROOM ONE 10' 2" x 10' 1" (3.1m x 3.07m) A dual aspect principal double bedroom with UPVC double glazed windows to the rear and side elevations. Radiator. Door to:-

ENSUITE 7' 5" x 4' 5" (2.26m x 1.35m) Shower enclosure with an electric shower, wash hand basin, push button low flush WC and radiator.

BEDROOM TWO 11' 2" x 9' 2" (3.4m x 2.79m) A dual aspect double bedroom with UPVC double glazed windows to the front and side elevations. Radiator.

BEDROOM THREE 9' 3" x 7' 3" (2.82m x 2.21m) A single bedroom with a UPVC double glazed window to the front elevation, radiator and useful storage cupboard.

BATHROOM 6' 4" x 5' 4" (1.93m x 1.63m) UPVC obscure double glazed window to the rear elevation. Panel enclosed bath, wash hand basin, push button low flush WC and radiator.

OUTSIDE The enclosed garden is all laid to patio with a pedestrian gate to the side.

COUNCIL TAX Band C

SERVICES All mains services are connected.

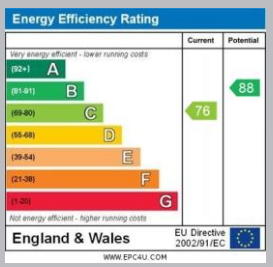
TENURE Freehold

MAINTENANCE CHARGE A fee of £?? PCM is payable for maintenance of the communal areas.

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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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Approximate total area(1)

841 ft²

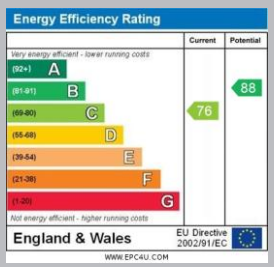
78 m²



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