





8 BREAKWATER ROAD

Bude, Cornwall, EX23 8LQ

Price £825,000

- Semi detached period property
- Superbly positioned, 180 yards from the Sea lock and Summerleaze beach
- Sitting room with bay window, dining room, kitchen/dining/family room
- Three bedrooms with bay window to the principle offering stunning views, two shower rooms
- Off road parking for one vehicle, generous gardens to the rear

8 Breakwater Road offers a rare and exciting opportunity to purchase a semi detached period property perfectly positioned along the highly sought after Breakwater Road. Just 180 yards from the Sea Lock and the golden sands of Summerleaze Beach. Step out your front door and stroll to the beach, town centre, library, renowned local restaurants, or the iconic Falcon Hotel, everything Bude has to offer is quite literally on your doorstep.

Internally the property offers an entrance porch and hall, sitting room with bay window, dining room, kitchen/dining/family room, utility and cloakroom. On the first floor the principal bedroom offers a bay window with stunning views down to Summerleaze beach and coastline, two further bedrooms with an ensuite to the guest bedroom and separate shower room.

Outside there is off road parking for one vehicle with a cobbled front courtyard, whilst to the rear the generous garden is laid to lawn, and a detached garage. Offered with no onward chain.





DIRECTIONS

From the centre of town proceed along The Strand and turn right at the mini roundabout. Proceed over the bridge and then take the first right into Breakwater Road. Proceed along the road and the property will be located a short distance along on the left-hand side.

PORCH

5' 8" x 5' 6" (1.73m x 1.68m) Entering via a UPVC double glazed door to the entrance porch with UPVC double glazed windows, slate windowsill and slate tiled flooring. Wooden obscure glazed door leading to:-

ENTRANCE HALL

UPVC double glazed sash style window to the side elevation with slate tiled windowsill, staircase ascending to the first floor, radiator, slate flagstone flooring and door to storage cupboard. Door to:-

SITTING ROOM

12' 6" x 10' 4" (3.81m x 3.15m) UPVC double glazed window to the front elevation overlooking the garden, canal and down to Summerleaze beach and coastline. Wooden framed internal window, slate fireplace surround, fitted cupboard with recess shelving and two radiators.

INNER HALL

Fitted cupboard, wooden framed internal window and doors serve the following rooms:-

DINING ROOM

12' 9" x 12' 6" (3.89m x 3.81m) Wooden framed internal windows, under stairs

storage cupboard, fireplace with solid fuel stove with slate tiled hearth, fitted cupboard with recess shelving.

KITCHEN/DINING/FAMILY ROOM

18' 7" x 17' 9" (5.66m x 5.41m) UPVC double glazed window and matching French doors to the rear elevation overlooking and leading out to the generous gardens. Roof light and two radiators.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset composite double sink and drainer with mixer tap, inset electric and gas hob with extractor hood, integrated high level electric oven and integrated dishwasher.

SIDE PORCH

6' 10" x 6' 2" (2.08m x 1.88m) UPVC double glazed door and windows to the front and side elevations, slate flagstone flooring.

UTILITY ROOM

26' 4" x 7' 8" (8.03m x 2.34m) Fitted with a range of matching wall and base units with fitted worksurface, Belfast style sink, space and plumbing for washing machine, fitted storage cupboards and UPVC stable style door to the rear elevation.

CLOAKROOM

High level pull flush cistern, toilet bowl and wall mounted Ariston gas fired boiler.

FIRST FLOOR

Loft hatch access, fitted storage and linen cupboard. Doors serve to the following rooms:-

BEDROOM ONE

12' 8" x 10' 5" (3.86m x 3.18m) UPVC double glazed walk in bay window to the front elevation offering stunning views over the canal and down to Summerleaze beach and coastline. Feature fireplace, two radiators and range of fitted wardrobes.

BEDROOM TWO

9' 5" x 9' 00" (2.87m x 2.74m) UPVC double glazed window to the rear elevation overlooking the gardens. Fitted storage cupboards and radiator.

ENSUITE

9' 5" x 3' 2" (2.87m x 0.97m) Double shower with electric shower, wall mounted wash hand basin and push button low flush WC.

BEDROOM THREE

9'8 max' 6'11 min" x 6' 11" (2.9m x 2.11m) A single bedroom with UPVC double glazed sash style window to the side elevation. Vanity unit within inset basin and radiator.

SHOWER ROOM

10' 6" x 4' 7" (3.2m x 1.4m) UPVC obscure double glazed sash style window to the rear elevation, fully tiled walls, double shower enclosure with main shower, vanity unit with inset basin with mirror and lighting above, push button low flush WC and twin wall mounted heated towel rails.

OUTSIDE

To the front of the property there is off road parking for one vehicle with the front garden laid to cobbles with established planting. To the rear there is a stone patio seating area with steps up to a further patio terrace and steps ascending to the

garden which is laid to a generous lawn with established trees and shrubs, garden shed and further steps lead to the rear pedestrian gate and garage.

GARAGE

Up and over door.

COUNCIL TAX

Band D

SERVICES

All mains services are connected

TENURE

Freehold





Floor 0



Floor 1

Approximate total area⁽¹⁾

1409 ft²

131 m²





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	



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