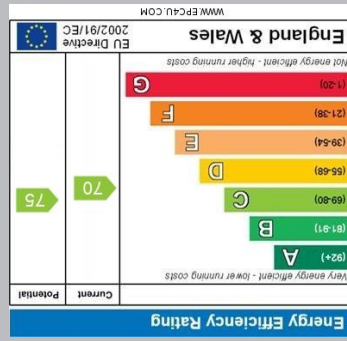


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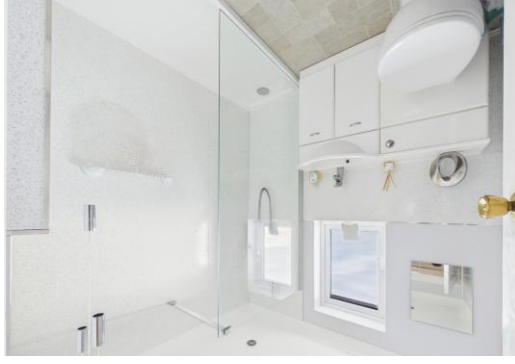


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information 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.

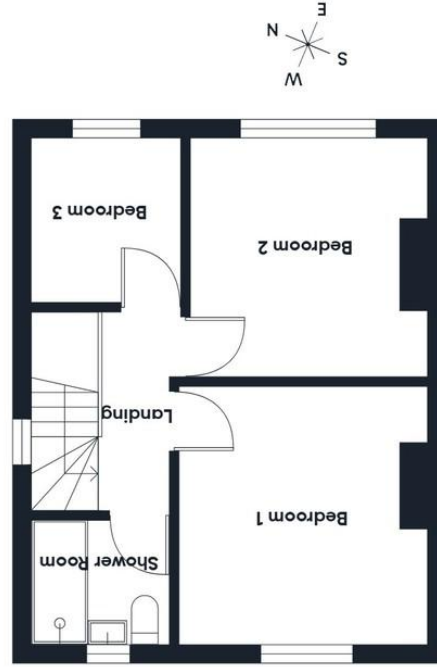
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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COLWILLS



Approximate total area^m
 911 ft²
 84.6 m²
 Reduced headroom
 1 ft²
 0.1 m²



The Property Professionals...

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COLWILLS



12 Southfield Road

Bude, Cornwall, EX23 8DN

Price £275,000

- Spacious semi detached house
- Popular location, walking distance of Bude town, schools and beaches
- Living room with walk-in bay window, kitchen/breakfast room
- Three bedrooms, shower room and garden room
- Easy maintenance hard landscaped gardens. No onward chain



The property professionals

12 Southfield Road

Bude, Cornwall, EX23 8DN

Price £275,000

A spacious semi-detached house, located in the popular Southfield Road area within easy walking distance of Bude town centre, schools and local beaches.

The accommodation briefly comprises; entrance hall, living room with a walk-in bay window, kitchen/breakfast room, three first floor bedrooms and a shower room.

Outside the front and rear gardens are hard landscaped for ease of maintenance with a useful garden room with WC. Available with no onward chain.

PORCH

8' 4" x 1' 7" (2.54m x 0.48m) entering via a double glazed composite door to the entrance porch with UPVC double glazed windows to the front elevation. Wooden framed obscure glazed door opening into:-

ENTRANCE HALL

Staircase ascending to the first floor, useful understairs storage cupboard, coved ceiling, solid oak stripped wood flooring and radiator. Doors serve the following rooms:-

LIVING ROOM

16'3 into bay' 14'4 min" x 12' 00" (5.23m x 3.66m) A spacious reception room with a UPVC double glazed walk in bay window to the front elevation overlooking the gardens. Coved ceiling, fireplace with inset gas fire, television point and radiator.

KITCHEN/BREAKFAST ROOM

18' 6" x 8' 9" (5.64m x 2.67m) Twin UPVC double glazed windows to the rear elevation overlooking the gardens and wooden framed glazed door leading out to the rear porch. Coved ceiling, useful storage cupboard and radiator.

The kitchen is finished with a range of matching cream high gloss wall and base unit units with fitted contrasting worksurface with matching splashback, inset stainless steel sink and drainer with mixer tap. Inset four ring gas hob and integrated electric double oven.

REAR PORCH

3' 10" x 3' 5" (1.17m x 1.04m) UPVC double glazed windows to two elevations and UPVC double glazed door leading out to the garden.

FIRST FLOOR

UPVC obscure double glazed window to the side elevation, loft hatch access and coved ceiling. Doors serve the following rooms:-

BEDROOM ONE

12' 00" x 10' 3" (3.66m x 3.12m) A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Fitted bedroom furniture and radiator.

BEDROOM TWO

11' 1" x 9' 9" (3.38m x 2.97m) A spacious double bedroom with UPVC double glazed window to the front elevation. Coved ceiling, fitted bedroom furniture and radiator.

BEDROOM THREE

7' 5" x 7' 1" (2.26m x 2.16m) UPVC double glazed window to the front elevation. A single bedroom with coved ceiling and radiator.

SHOWER ROOM

6' 5" x 5' 9" (1.96m x 1.75m) UPVC obscure double glazed window to the rear elevation. Coved ceiling with inset lighting, large shower enclosure with fixed glass screen and electric shower, vanity unit with inset basin, toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

GARDEN ROOM

10'8 max' 4'10 min" x 9'2 max' 6'1 min" (3.15m x 2.9m) UPVC double French doors to the rear elevation and UPVC double glazed window to the side. Vanity unit with inset basin, door to useful storage area. Door to:-



WC

5' 6" x 2' 8" (1.68m x 0.81m) Toilet bowl and cistern.

OUTSIDE

Wooden pedestrian gate with path leading to the front door. The garden is enclosed via a low wall and is laid to patio. Side gate and path lead to the rear garden which is hard landscaped for ease of maintenance with a large paved patio seating area, area of gravel and a flower bed to one side.

COUNCIL TAX

Band B

SERVICES

All mains services are connected

TENURE

Freehold

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

On foot from our office in Queen Street turn left and at the end of Queen Street turn left again. Walk up against the one way system, taking the first right into Broadclose Hill and then take the first right again into Bramble Hill. Follow this road around to the right and take the second left hand turning into Southfield Road and the property will be located a short distance along on the right hand side.

