



4 Sunnybank Gardens, Bencoolen Road

Bude, Cornwall, EX23 8PJ

£895 pcm

- Two double bedroom refurbished ground floor apartment
- Lounge with bay window with views over Bude rugby pitch
- Kitchen/dining room and shower room
- Parking and communal gardens
- Available now for a long unfurnished let



The property professionals

4 Sunnybank Gardens, Bencoolen Road, Bude, Cornwall, EX23 8PJ

Recently refurbished two-bedroom ground floor apartment situated within a short walk of Bude's town centre and beaches.

The property is available now for a long unfurnished let and the accommodation briefly comprises; entrance hall, large lounge with 9ft high ceilings and walk in bay window with views over Bude rugby pitch, kitchen/dining room with light grey kitchen units, oven/hob, modern shower room, two double bedrooms and parking. The property benefits from gas central heating and double glazing throughout.

Directions
From our office in Queen Street turn right into Lansdown Road and proceed down the road in the direction of The Strand. At the mini roundabout take the first left and the property will be located a short distance along on the left hand side next to The Catholic Church of Saint Peter.

ENTRANCE HALL
Entering via a UPVC obscure double glazed door to the entrance hall and radiator. Doors serve the following rooms:-

KITCHEN/DINING ROOM
17' 9" x 12'00 max' 9'6 min" (5.41m x 3.89m) A spacious kitchen dining room with UPVC double glazed window to the rear elevation. The kitchen has recently been refitted and comprises of light grey wall and base units with square edged work surface with matching up stand and attractive tiled splash back, inset stainless steel sink and drainer, inset electric cooker and inset hob with extractor hood, space and plumbing for washing machine, wall mounted Ariston gas fired combi boiler and radiator. Double doors leading to:-

LIVING ROOM
16' 00" x 13' 6" (4.88m x 4.11m) Bright and spacious reception room with 9 foot, high ceilings with plaster cornice, large, UPVC double glazed walk in bay window offering views over Bude rugby pitch. Further UPVC double glazed window to the side elevation, feature

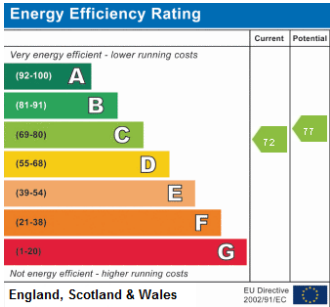
fireplace, television point, telephone point and radiator.

BEDROOM ONE
9'6 max ' 8'11 min" x 9' 5" (2.95m x 2.87m) A bright double bedroom with UPVC double glazed walk in bay window to the front elevation. Radiator.

BEDROOM TWO
13'1 max' 7'9 min" x 9'5 max' 5'8 min" (4.14m x 2.87m) A double bedroom with UPVC double glazed window to the side elevation and radiator

SHOWER ROOM
8' 7" x 5' 5" (2.62m x 1.65m) Large double shower enclosure with main fed shower, wall hung vanity unit with freestanding basin and chrome mixer tap, push button low flush WC and radiator.

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