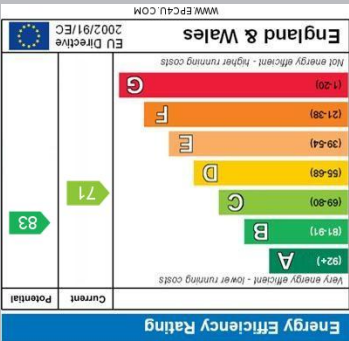


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor or surveyor. References to 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.

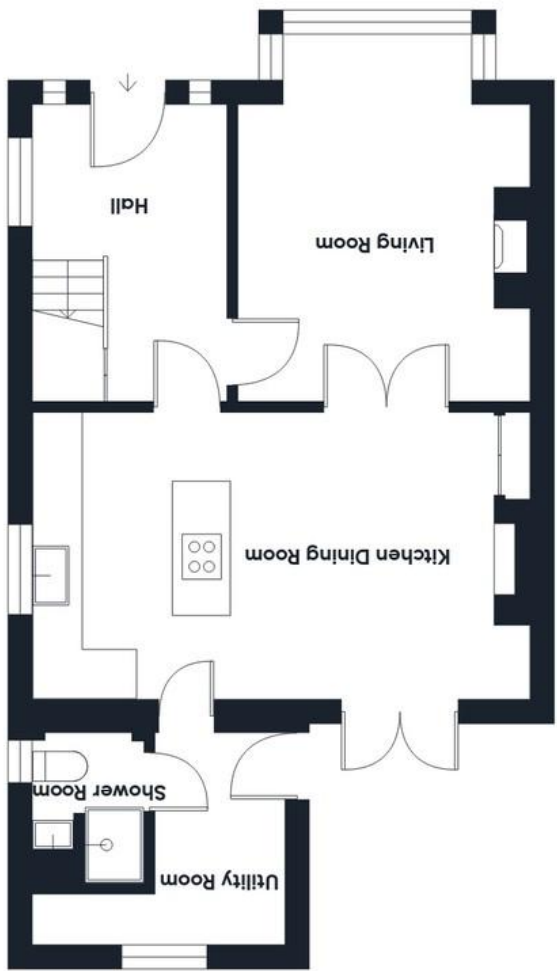
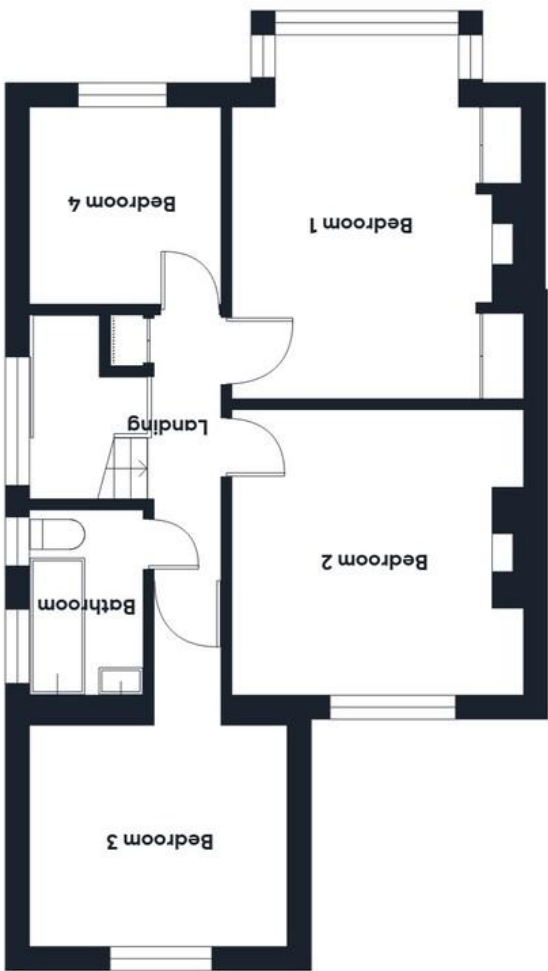


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Bude, Cornwall
EX23 8BB
01288 355828
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The Property
Ombudsman



Approximate total area (t)
1092 ft²
101.6 m²

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S
W



COLWILLS
the property professionals



16 Summerleaze Avenue

Bude, Cornwall, EX23 8NP

- Spacious well presented semi-detached family home
- Popular location, walking distance of Crooklets beach, Bude town and golf course
- Living room with bay window, kitchen dining room, utility
- Four bedrooms, two bath/shower rooms
- Off road parking, single garage and enclosed gardens



£480,000



16 Summerlease Avenue

Bude, Cornwall, EX23 8NP

£480,000

16 Summerlease Avenue is a charming semi-detached home just a short stroll from Crooklets Beach, the town centre, and well-regarded local schools making it perfectly positioned for both families and coastal lifestyle seekers.

Inside, the property offers well-presented and characterful accommodation. A welcoming entrance hall with attractive original striped wood flooring, living room with walk in bay window and wood burner, kitchen dining room with exposed wood flooring, utility and ground floor shower room. On the first floor there are four bedrooms and a family bathroom.

Outside there is gravel off road parking and enclosed gardens to the rear with path leading to a garage.

ENTRANCE HALL 11' 10" x 7' 11" (3.61m x 2.41m) Entering via an obscure double glazed composite door to the entrance hall with twin UPVC double glazed windows to the front elevation and UPVC double glazed window to the side. Coved ceiling, staircase ascending to the first floor with useful under stairs storage cupboard, wall mounted consumer unit and attractive stripped oak wood flooring. Doors serve the following rooms:-

LIVING ROOM 14'9 ax' 12'00 min" x 12' 00" (4.57m x 3.66m) A bright and spacious reception room with a walk in bay window to the front elevation with UPVC double glazed windows, coved ceiling, fireplace with slate hearth and oak mantle, Stanley wood burner, radiator and exposed wooden floorboards. Double doors leading to:-

KITCHEN/DINING ROOM 18' 9" x 11' 6" (5.72m x 3.51m) A bright and spacious dual aspect kitchen dining room with a UPVC double glazed window to the side elevation and UPVC double glazed French doors overlooking and leading out the rear gardens. Coved ceiling, feature fireplace with fitted storage cupboard to one side, radiator and exposed wooden floorboards.

The kitchen is finished with a range of wall and base units with solid wooden worksurface, inset ceramic sink and drainer with mixer tap, inset five ring gas hob with extractor canopy, integrated electric double oven, integrated wine cooler and space and plumbing for dishwasher. Door to:-

UTILITY ROOM 9' 1" x 5' 7" (2.77m x 1.7m) UPVC double glazed window to the rear elevation and stable style door to the side, artex ceiling, fitted wall and base units with worksurface, space and plumbing for washing machine and radiator. Door to:-

SHOWER ROOM 6' 3" x 5' 00" (1.91m x 1.52m) UPVC obscure double glazed window to the side elevation, artex ceiling, shower enclosure with mains fed shower, wash hand basin, WC and a wall mounted heated towel rail.

FIRST FLOOR UPVC obscure double glazed window to the side elevation, coved ceiling, loft hatch access, linen cupboard and doors serve the following rooms:-

BEDROOM ONE 14'9 max' 12'00 min" x 10' 9" (4.57m x 3.28m) A bright and spacious principal double bedroom with a walk in bay window to the front elevation with UPVC double glazed windows, coved ceiling, fireplace recess with fitted double wardrobes either side, limed washed engineered wood flooring and radiator.

BEDROOM TWO 12' 1" x 11' 7" (3.68m x 3.53m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Coved ceiling, fireplace recess limed washed engineered wood flooring and radiator.

BEDROOM THREE 10' 10" x 9' 3" (3.3m x 2.82m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Coved ceiling, picture rail, fitted double wardrobe and radiator.

BEDROOM FOUR 8' 00" x 7' 11" (2.44m x 2.41m) A single bedroom with a UPVC double glazed window to the front elevation. Coved ceiling and radiator.



BATHROOM 7' 7" x 4' 10" (2.31m x 1.47m) Twin UPVC obscure double glazed windows to the side elevation, coved ceiling, panel enclosed double ended bath with glass shower screen and electric shower, wall hung vanity unit with inset basin, push button low flush WC and a chrome wall mounted heated towel rail.

GARAGE 16' 6" x 12' 8" (5.03m x 3.86m) Electrically operated up and over door with light and power connected and wooden pedestrian door to the side.

OUTSIDE To the front of the property there is a low rendered wall with gravel off road parking and a pedestrian gate to the side which leads to the enclosed rear garden, which is laid to lawn with a brick paved path leading to the garage.

COUNCIL TAX Band D

SERVICES All mains services are connected

TENURE Freehold



Directions

From our office in the centre of Bude proceed up Belle Vue and through the Golf Course, turning left onto Downs View. Continue along the road taking the second right into Summerlease Avenue, proceed over the crossroads and the property will be located a short distance along on the right-hand side.

