

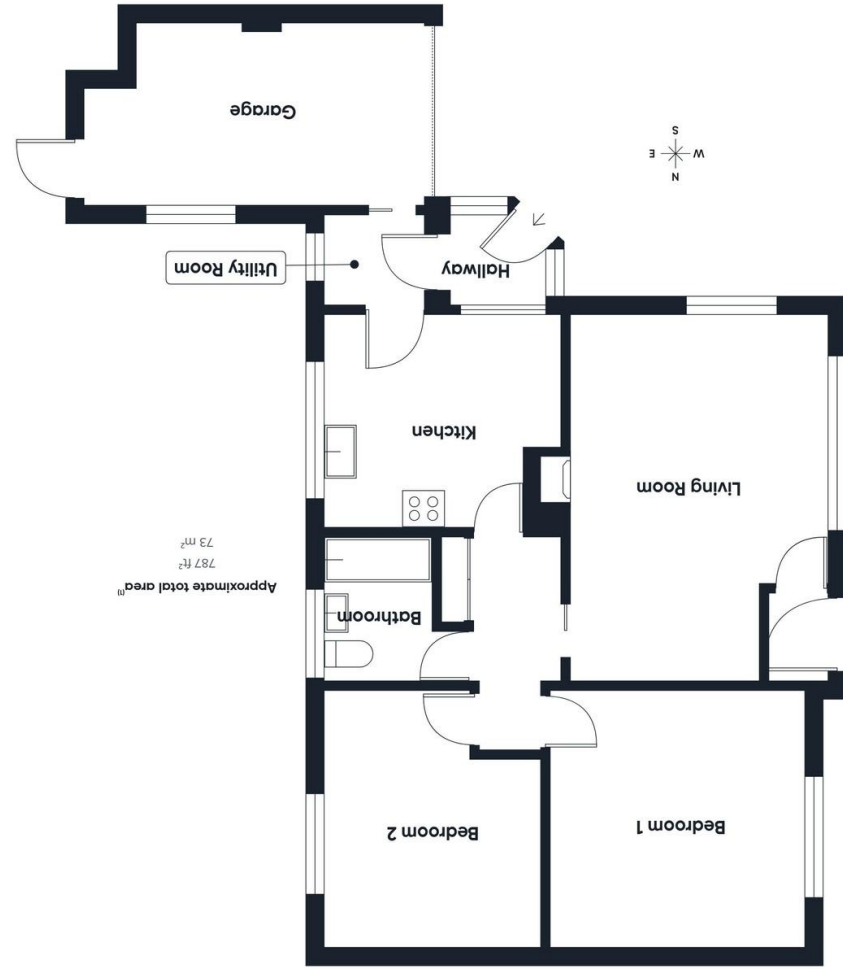
01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G		

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 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 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.



The Property Professionals...



14 Poundfield Close

Stratton, Bude, Cornwall, EX23 9AU

Price £365,000

- Spacious and well presented detached bungalow
- Quiet cul-de-sac position, close to Bude town, schools and beaches
- Lounge dining room with wood burner, kitchen, utility
- Two generous double bedrooms, family bathroom
- Garage, extensive parking and mature landscaped gardens



The property professionals

14 Poundfield Close

Stratton, Bude, Cornwall, EX23 9AU

Price £365,000

14 Poundfield Close is a beautifully presented detached bungalow, offering generous and thoughtfully refurbished accommodation throughout. Tastefully updated by the current owners, the property blends modern comfort with a welcoming, homely feel.

Located in a quiet and peaceful cul-de-sac in a highly sought after residential area, the property is ideally positioned close to Bude town amenities, schools and local beaches.

The property offers a dual aspect lounge dining room with wood burner, modern kitchen with breakfast bar, utility and side porch. There are two generous double bedrooms and a modern family bathroom.

Outside there is a single garage, extensive off road parking and pretty mature landscaped gardens.

PORCH

4' 00" x 2' 11" (1.22m x 0.89m) Entering via a UPVC obscure double glazed door to the entrance porch. Oak door to:-

LOUNGE DINING ROOM

16'10 max' 12'6 min" x 11' 10" (5.18m x 3.61m) A bright and spacious dual aspect reception room with UPVC double glazed window to the front elevation overlooking the gardens and UPVC double glazed window to the side. Fireplace with inset wood burner which sits on a slate hearth, television point and radiator.

HALL

Loft hatch access, airing cupboard housing the gas fired combi boiler. Oak doors serve the following rooms:-

KITCHEN

11' 4" x 9' 6" (3.45m x 2.9m) A bright and spacious kitchen with UPVC double glazed window to the rear elevation overlooking the gardens and wooden framed glazed internal window. The kitchen is finished with a range of matching wall and base units with fitted square edge worksurface with inset stainless steel sink and drainer with mixer tap, breakfast bar area. Inset four ring gas hob with extractor canopy, integrated electric oven, integrated dishwasher and space for freestanding fridge freezer.

UTILITY ROOM

5' 00" x 4' 5" (1.52m x 1.35m) UPVC double glazed window to the rear elevation overlooking the gardens. Fitted worksurface with space and plumbing for washing machine and space for tumble dryer. Door to:-

SIDE PORCH

4' 11" x 4' 5" (1.5m x 1.35m) UPVC double glazed door and windows and tiled flooring.

BEDROOM ONE

11' 10" x 11' 10" (3.61m x 3.61m) A bright and spacious principal double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Radiator.

BEDROOM TWO

12'1 max' 8'10 min" x 10' 4" (3.86m x 3.15m) A spacious double bedroom with a UPVC double glazed window to the rear elevation. Radiator.

BATHROOM

6' 9" x 6'6 max' 4'11 min" (2.06m x 1.93m) UPVC obscure double glazed window to the rear elevation, attractive fully tiled walls and tiled flooring. Panel enclosed bath with mains fed soak head shower with separate hand attachment, vanity unit with inset basin, wall hung mirror with demist, light and integrated speaker, push button low flush WC and wall mounted heated towel rail.

GARAGE

16' 00" x 8' 6" (4.88m x 2.59m) Up and over door with UPVC double glazed window to the side elevation and UPVC double glazed door to the rear. Light and power connected.

OUTSIDE

To the front there is off road parking for three vehicles in front of the garage. Sweeping path leads the front door and also the side gate. The front garden is laid mainly to lawn with attractive and well established flowerbeds with shrubs and trees. To the rear the garden is laid to lawn with raised stone faced flower bed with attractive and established planting and seating area.

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold

FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39, continue for approximately ¼ mile and turn left into Poundfield and take the first right into Poundfield Close and the property will be located a short distance along on the right hand side.

