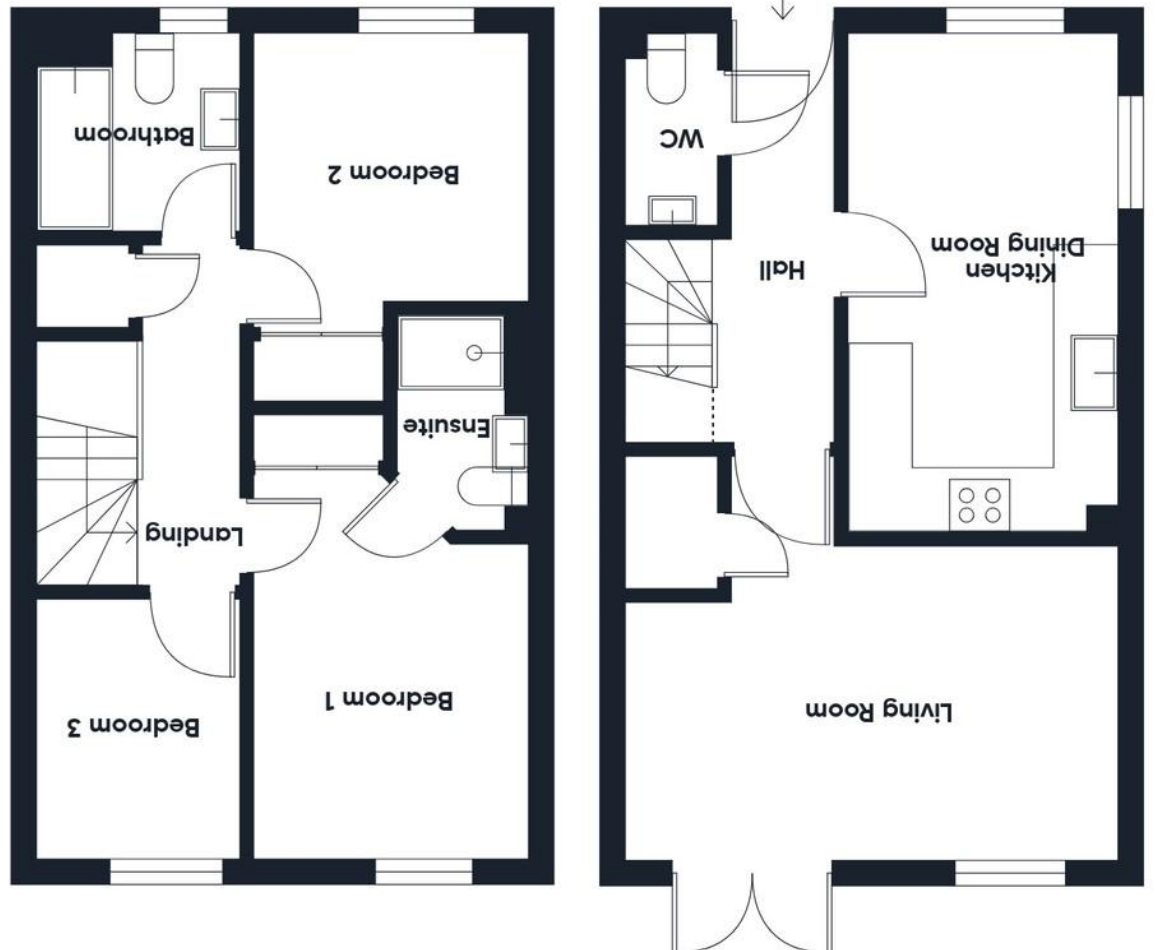




COLWILLS
the property professionals



Bude, Cornwall, EX23 8TP

- A low maintenance modern detached house
- Walking distance of town, schools and local beaches
- Living room with French doors, stylish kitchen/dining room
- Three bedrooms, ensuite to principal and separate bathroom
- Off road parking for three vehicles and generous enclosed gardens

£349,950



Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Remain on this road until reaching the roundabout at 'Morrisons'. Continue on this road passing the dentist on the right hand side and at the top roundabout take the first left into Reden Road the Cavanna Homes development and the property will be located a short distance along on the right hand side.



COLWILLS
the property professionals

78 Reden Road

Bude, Cornwall, EX23 8TP

£349,950

78 Reden Road is a modern low maintenance, attractive rendered detached house located on the Cavanna Homes development, a short walk directly into Bude. A new play park is currently being developed nearby, and Stratton Primary School is also within easy walking distance.

The well presented property offers an entrance hall and cloakroom, living room with French doors leading out to the generous enclosed gardens, stylish kitchen dining room with white gloss units and quartz worksurface, three bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside there is off road parking for three vehicles, and a generous enclosed garden to the rear.

ENTRANCE HALL Entering via an obscure double glazed composite door to the entrance hall with staircase ascending to the first floor with useful understairs storage area. Wood effect LVT flooring and radiator. Doors serve the following rooms:-

CLOAKROOM 6' 2" x 3' 2" (1.88m x 0.97m) Wall hung wash hand basin with mixer tap, push button low flush WC, radiator and wood effect LVT flooring.

LIVING ROOM 16' 1" x 10' 4" (4.9m x 3.15m) A bright and spacious reception room with a UPVC double glazed window and French doors to the rear elevation overlooking the enclosed gardens. Understairs storage cupboard and two radiators.

KITCHEN/DINING ROOM 16' 00" x 8' 9" (4.88m x 2.67m) A dual aspect kitchen dining room with a UPVC double glazed window to the front elevation overlooking the gardens and a UPVC double glazed window to the side with views across to the coastline in the distance. Inset lighting, wood effect LVT flooring and radiator.

The kitchen is finished with a range of matching white high gloss wall and base units with quartz worksurface with matching up stands, incut drainer and undermounted composite sink with mixer tap. Inset four ring gas hob with extractor, integrated Neff

self-cleaning oven with slide and hide door, integrated fridge and freezer, integrated Neff dishwasher and integrated washer dryer.

FIRST FLOOR Loft hatch access, airing cupboard housing the "ideal" gas fired combi boiler. Radiator. Doors serve the following rooms:-

BEDROOM ONE 12'5 max' 10'4 min" x 9' 1" (3.91m x 2.77m) A bright and spacious principal double bedroom with a UPVC double glazed window to the rear elevation overlooking the enclosed gardens. Built-in double wardrobe and radiator.

ENSUITE 6' 11" x 4' 4" (2.11m x 1.32m) Inset lighting, double shower enclosure with mains fed Mira shower, Roca sanitaryware to include wall hung wash hand basin with mixer tap, push button low flush WC and radiator.

BEDROOM TWO 10'00 max' 8'10 min" x 9' 00" (3.25m x 2.74m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the garden and coastline in the distance. Built-in double wardrobe and radiator.

BEDROOM THREE 8' 7" x 6' 9" (2.62m x 2.06m) A single bedroom with a UPVC double glazed window to the rear elevation overlooking the enclosed gardens. Radiator.

BATHROOM 6' 9" x 6' 6" (2.06m x 1.98m) UPVC obscure double glazed window to the front elevation, inset lighting, Roca sanitaryware to include panel enclosed bath with mains fed Mira shower, glass shower screen wall hung wash hand basin with



mixer tap, push button low flush WC and radiator.

OUTSIDE To the front there is a paved path leading to the front door with the garden laid to lawn with a low hedge. There is off road parking for three vehicles to one side with a gate leading to the rear enclosed garden. The generous garden is laid to lawn with a patio seating area, attractive established flower beds and useful garden shed.

COUNCIL TAX Band C

SERVICES All mains services are connected

TENURE Freehold. Estate service charge TBC

