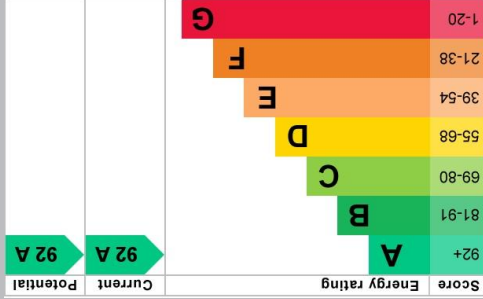


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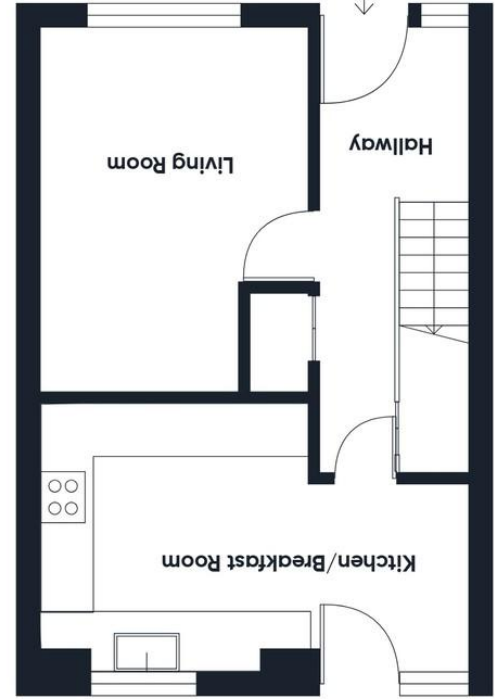
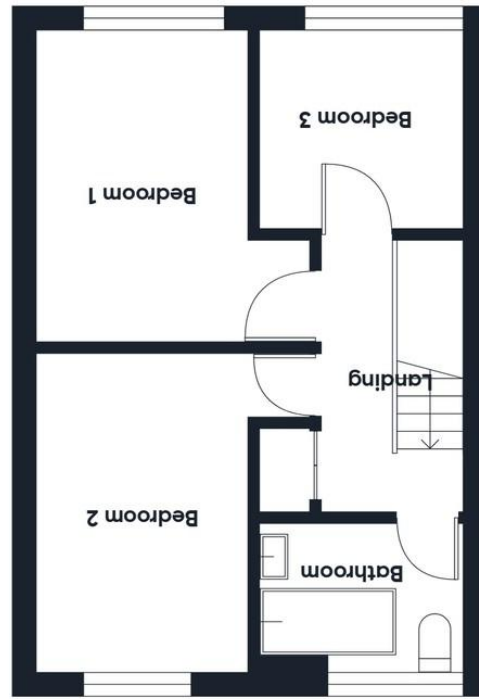
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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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.



Approximate total area^m
 762 ft²
 70.7 m²



The Property Professionals...

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33 St. Peters Road

Stratton, Bude, Cornwall, EX23 9BD

Price £230,000

- Mid terrace family home
- Located in the popular town of Stratton, walking distance of local schools and shops
- South aspect living room, kitchen/breakfast room
- Three bedrooms and a modern bathroom. Detached utility and home office
- Pretty front garden and enclosed rear garden with composite decking



The property professionals

33 St. Peters Road

Stratton, Bude, Cornwall, EX23 9BD

Price £230,000

33 St Peters Road is a mid terrace family home located within the popular historic market town of Stratton, within walking distance of local shops, schools and amenities.

The property overlooks the communal green from the front elevation and offers the following accommodation, entrance hall, South aspect living room, kitchen/breakfast room with a cream high gloss kitchen, three bedrooms and a modern bathroom.

Outside there is a useful utility room with adjoining store room and separate home office. Pretty South aspect garden to the front and enclosed garden to the rear laid to lawn with a composite decked seating area.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching fixed window to the side to the entrance hall. Staircase ascending to the first floor with useful under stairs storage cupboard and pull out drawers, wall mounted consumer unit, telephone point, wood effect flooring and radiator. Doors serve the following rooms:-

LIVING ROOM

14' 2" x 10' 6" (4.32m x 3.2m) A bright and spacious South aspect reception room with UPVC double glazed window to the front elevation overlooking the pretty gardens. Inset lighting, television point and radiator.

KITCHEN/BREAKFAST ROOM

16' 7" x 10' 3 max' 7' 5 min" (5.05m x 3.23m) Twin UPVC double glazed windows to the rear elevation and UPVC obscure double glazed door overlooking and leading out to the gardens. Inset lighting, wood effect flooring and radiator.

The kitchen is finished with a range of matching cream high gloss wall and base units with fitted contrasting square edge works surface, inset stainless steel sink and drainer with mixer tap, attractive Metro style wall tiling. Space for freestanding cooker, space for freestanding fridge freezer and space and plumbing for dishwasher.

FIRST FLOOR

Loft hatch access, linen cupboard with slatted shelving and electric heater. Doors serve the following rooms:-

BEDROOM ONE

12' 1" x 8' 7" (3.68m x 2.62m) A bright and spacious south aspect principal double bedroom with UPVC double glazed windows to the front elevation overlooking the pretty garden and green. Radiator.

BEDROOM TWO

12' 6" x 8' 6" (3.81m x 2.59m) A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Contemporary wall mounted radiator.

BEDROOM THREE

7' 11" x 7' 11" (2.41m x 2.41m) A South aspect single bedroom with UPVC double glazed window to the front elevation overlooking the pretty gardens and green. Radiator.

BATHROOM

8' 1" x 5' 11" (2.46m x 1.8m) UPVC obscure double glazed windows to the rear elevation, inset lighting, shower bath with glass shower screen and main fed soak head shower with separate hand attachment, vanity unit within inset wash handbasin and mixer tap, WC and chrome wall mounted heated towel rail.

UTILITY ROOM

6' 6" x 4' 11" (1.98m x 1.5m) UPVC obscure double glazed door, base unit with fitted worksurface, space and plumbing for washing machine, space for undercounter fridge.

HOME OFFICE

7' 10" x 5' 9" (2.39m x 1.75m) UPVC double French doors, light and power connected, hardwired internet connection, wall mounted



electric radiator and wood effect flooring.

OUTSIDE

To the front of the property path leads to the front door with the pretty garden laid to gravel with raised flower beds. To the rear the enclosed garden is laid to lawn with a composite decked seating area, raised flower beds and range of outdoor electrical sockets.

COUNCIL TAX

Band B

SERVICES

All mains services are connected. 2.25kW solar PV system with a 5kWh battery. Feed in tariff until 8/6/2034. Last 12 months generate £500.09 @ 22.24p kWh and feed in £39.69 @ 7.39p total income £539.78.

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude follow the main road out of the town towards the A39 turning left at the roundabout, following the road along for approximately 400 yards, then turn St Andrews Road, stay on this road and take the next left into St Olaf's Road and on reaching the T-junction turn left into St Peters Road and the property will be found a short distance along adjacent to the green.

