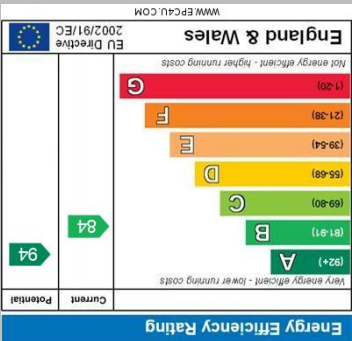


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. 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. Items 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



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The Property Ombudsman



Approximate total area (m²)
1034 ft²
96 m²

Compass rose showing North (N), South (S), East (E), and West (W).



COLWILLS
the property professionals



13 Reden Road

Bude, Cornwall, EX23 8TP

- A low maintenance modern detached house
- Walking distance of town, schools and local beaches
- Living room, spacious kitchen dining room with French doors leading out to the garden
- Four bedrooms, ensuite to principal bedroom and separate bathroom
- Single garage, off road parking and enclosed gardens. No onward chain



£399,950



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 left hand side.



COLWILLS
the property professionals

13 Reden Road

Bude, Cornwall, EX23 8TP

£399,950

13 Reden Road is a modern low maintenance and 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 property offers an entrance hall, cloakroom, living room, spacious kitchen dining room with a white high gloss kitchen with light grey quartz worksurface and integrated appliances and French doors leading out to the garden. On the first floor there are four bedrooms, with an ensuite to the principal bedroom and a separate bathroom.

Outside, there is off road parking, a single garage and enclosed gardens to the rear. Available with no onward chain.

ENTRANCE HALL 15' 5" x 3' 8" (4.7m x 1.12m) Entering via a composite obscure double glazed door with staircase ascending to the first floor, tiled floor and radiator. Door to a useful understairs storage cupboard with consumer unit. Doors serve the following rooms:-

WC 6' 8" x 3' 4" (2.03m x 1.02m) UPVC obscure double glazed window to the front elevation, wall hung wash hand basin, push button low flush WC, radiator and a tiled floor.

LIVING ROOM 17' 8" x 11' 1" (5.38m x 3.38m) A spacious reception room with a UPVC double glazed window overlooking the front garden. Two radiators.

KITCHEN/DINING ROOM 19' 2" x 11' 5" (5.84m x 3.48m) A spacious kitchen dining room with a UPVC double glazed window and matching French doors to the rear elevation overlooking and leading out to the gardens. Tiled flooring and two radiators.

The kitchen is finished with a range of matching white high gloss wall and base units with light grey quartz worksurface with an incut drainer, undermounted stainless steel sink with mixer tap. Inset induction hob with extractor hood. Integrated appliances comprises electric double oven, fridge freezer and dishwasher. There is a cupboard with space and plumbing for a washing machine.

FIRST FLOOR Loft hatch access, door to linen cupboard and doors serve the following rooms:-

BEDROOM ONE 12' 6" x 10' 4" (3.81m x 3.15m) A spacious principal double bedroom with a UPVC double glazed window to the front elevation. Radiator. Door to:-

ENSUITE 7' 2" x 4' 3" (2.18m x 1.3m) UPVC obscure double glazed window to the side elevation, double shower enclosure with mains fed soak head shower with separate hand attachment, wall hung wash hand basin with mixer tap, push button low flush WC, chrome wall mounted heated towel rail and attractive wall and floor tiling.

BEDROOM TWO 11' 8" x 9' 7" (3.56m x 2.92m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Radiator.

BEDROOM THREE 9' 2" x 7' 3" (2.79m x 2.21m) UPVC double glazed window to the rear elevation overlooking the garden. Radiator.

BEDROOM FOUR 8' 5" x 7' 1" (2.57m x 2.16m) UPVC double glazed window to the front elevation. Radiator.

BATHROOM 6' 1" x 5' 5" (1.85m x 1.65m) UPVC obscure double glazed window to the side elevation, panel enclosed bath with mains fed shower, glass shower screen, wall hung wash hand basin with mixer tap, push button low flush WC, chrome wall mounted heated towel rail and attractive wall and floor tiling.

GARAGE Up and over door.

OUTSIDE To the front there is a paved path leading to the front door with the garden laid to lawn with off road parking in front of the garage. The enclosed garden to the rear is laid to lawn with a patio seating area.



COUNCIL TAX Band E

SERVICES All mains services are connected

TENURE Freehold. Estate service charge TBC

AGENTS NOTE
Please note that the photographs were provided by the vendor and were taken when the property was operating as a holiday let.

