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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



69 Victoria Road

Bude, Cornwall, EX23 8RH

- Immaculately presented and charming mid-terrace home
- Close to Crooklets beach, schools and the town amenities
- Living room with bay window, dining room, kitchen and utility
- Four bedrooms, bathroom and ground floor shower room
- Well maintained South aspect gardens. No onward chain



69 Victoria Road

Bude, Cornwall, EX23 8RH

£399,950

69 Victoria Road is an immaculately presented and charming mid-terrace home, ideally situated on the highly sought-after Flexbury side of Bude. This popular residential location appeals to both owner occupiers and second home owners alike, thanks to its convenient position within easy reach of the town, local shops, schools, beaches, and a wide range of amenities.

Internally the property offers an entrance hall with original red quarry tile floor, living room with walk in bay window and feature gas fire, dining room with French doors leading out to the well maintained South aspect garden. Kitchen, utility and ground floor shower room. On the first floor there are four bedrooms and a separate bathroom.

Outside there is an easy maintenance gravel garden to the front, whilst to the rear the attractive South aspect landscaped gardens are laid to lawn with an extensive stone patio seating area.

ENTRANCE HALL Entering via a UPVC obscure double glazed door to the entrance hall with staircase ascending to the first floor with useful under stairs storage area, radiator and tiled flooring. Doors serve the following rooms:-

LIVING ROOM 12' 6" x 12' 2 max' 10' 5 min" (3.81m x 3.91m) A bright and spacious reception room with UPVC double glazed walk in bay window to the front elevation overlooking the gardens and Victoria Road. Granite fireplace surround with matching hearth, wooden mantle and inset gas fire, television point and radiator.

DINING ROOM 10' 11" x 9' 5" (3.33m x 2.87m) A bright and spacious South aspect reception room with a UPVC double glazed French doors overlooking and leading out onto the extensive patio and gardens. Feature fireplace surround with inset electric fire, fitted storage cupboard and display cabinet to one side and radiator.

KITCHEN 15' 00" x 8' 5 max' 6' 11 min" (4.57m x 2.60m) UPVC double glazed window to the side elevation, inset lighting, wall mounted consumer unit and radiator.

The kitchen is finished with a wide range of matching wall and base units with fitted wood effect worksurface with matching up stand, pull out larder style cupboard, inset stainless steel sink and drainer. Inset four ring gas hob with pull out extractor, integrated electric oven and integrated dishwasher.

REAR LOBBY UPVC double glazed window to the side elevation, wall mounted consumer unit. Doors serve the following rooms:-

SHOWER ROOM 5' 11" x 4' 7" (1.8m x 1.4m) Inset lighting, quadrant shower enclosure with electric shower, attractive Aqua paneling, vanity unit with inset wash hand basin with mixer tap, push button low flush WC, tiled flooring and radiator.

UTILITY ROOM 8' 3" x 7' 6" (2.51m x 2.29m) UPVC double glazed window to the rear elevation overlooking the well maintained South aspect gardens and UPVC obscure double glazed door to the side. Fitted with a range of matching base units with wood effect worksurface with matching upstand, inset stainless steel sink and drainer, space and plumbing for washing machine and space for freestanding fridge freezer.

FIRST FLOOR Door to linen cupboard and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE 14' 00 max' 11' 4 min" x 11' 7" (4.55m x 3.53m) A bright and spacious principal double bedroom with UPVC double glazed walk in bay window to the front elevation overlooking the gardens and Victoria Road. Picture rail, vanity unit with inset basin and radiator.

BEDROOM TWO 11' 5" x 9' 10" (3.48m x 3m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the South aspect garden. Picture rail, vanity unit with inset basin and radiator.

BEDROOM THREE 8' 6" x 6' 11" (2.59m x 2.11m) A South aspect single bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.



BEDROOM FOUR 8' 00" x 6' 11" (2.44m x 2.11m) A single bedroom with a UPVC double glazed window to the front elevation overlooking the garden and Victoria Road. Picture rail and radiator.

BATHROOM 6' 7" x 5' 4" (2.01m x 1.63m) UPVC obscure double glazed window to the side elevation, panel enclosed bath with mains fed shower, pedestal wash hand basin, WC and radiator.

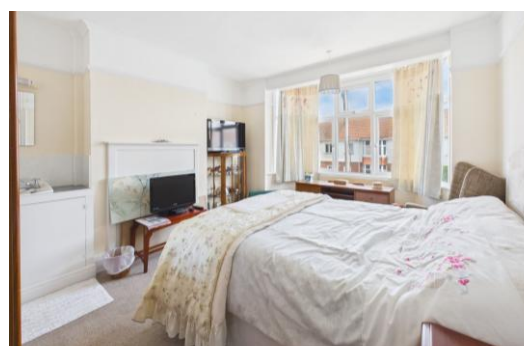
OUTSIDE To the front of the property there is a low brick wall with wooden pedestrian gate and path leading to the front door with the garden laid to gravel for ease of maintenance.

To the rear the South aspect garden is low maintenance with a raised garden sleeper bed to one side with established planting, area of lawn and extensive attractive stone patio seating areas.

COUNCIL TAX Band C

SERVICES All mains services are connected

TENURE Freehold



Directions

From the centre of Bude proceed up Belle Vue taking the left turning at the top the hill down into Crooklets Road and third left into Ocean View Road, first right into Victoria Road and the property will be located a short distance along on the right hand side.



COLWILLS
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