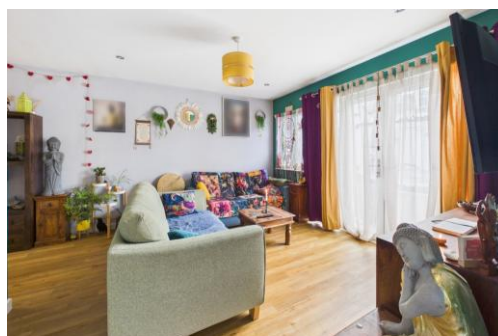




COLWILLS
the property professionals



Higher Way House, 9b Princes Street

Bude, Cornwall, EX23 8AT

- Spacious and secluded well presented house
- Tucked away in the heart of Bude town centre
- Living room with French doors to the courtyard, kitchen dining room
- Two bedrooms and a bathroom
- Private enclosed courtyard garden. No onward chain

£199,950





Higher Way House, 9b Princes Street, Bude, Cornwall, EX23 8AT

Tucked away in the heart of Bude town centre, Higher Way House is a spacious and secluded home offering the rare combination of central convenience and private outdoor space, complete with a fully enclosed courtyard garden. Offered for sale with no onward chain.

The property is accessed via the gated private courtyard and comprises of an entrance hall, living room with French doors leading out to the courtyard, kitchen dining room and WC with underfloor heating throughout the ground floor. On the first floor there are two bedrooms and a bathroom.

This property would make an excellent investment or holiday let, and is equally well suited to first-time buyers looking to get onto the property ladder.

DIRECTIONS

Leaving our office on foot, turn right and walk up Queen Street. Cross over at the top of the road and proceed onto the unmade access lane. Continue up this lane and the property will be found on the left-hand side.

ENTRANCE HALL Entering via a UPVC double glazed door to the entrance hall with stairs ascending to the first floor with useful under stairs storage cupboard. Doors serve the following rooms:-

LOUNGE 12' 7" x 11' 10" (3.84m x 3.61m) UPVC double glazed french doors and window to the front elevation overlooking the courtyard and underfloor heating.

KITCHEN DINING ROOM 16' 5" x 9' 00" (5m x 2.74m) Velux window to the side elevation, inset lighting and underfloor heating.

The kitchen is finished with a range of matching white gloss wall and base units with fitted contrasting worksurface, inset stainless steel sink and drainer with mixer tap, inset four ring gas hob with extractor hood, integrated electric oven, integrated dishwasher and washing machine.

CLOAKROOM 6' 1" x 3' 11" (1.85m x 1.19m) Pedestal wash hand basin, push button low flush WC and underfloor heating.

FIRST FLOOR Velux window to the side elevation and doors serve the following rooms:-

BEDROOM ONE 11' 4" x 11' 2" (3.45m x 3.4m) A double bedroom with a UPVC double glazed French doors to the front elevation with Juliet balcony overlooking the courtyard. Door to eves storage and radiator.

BEDROOM TWO 14' 6" x 7' 3" (4.42m x 2.21m) Velux window to the side elevation and radiator

BATHROOM 6' 10" x 5' 11" (2.08m x 1.8m) UPVC obscure double glazed window to the side elevation, panel enclosed bath with mains fed shower, vanity unit with inset basin, toilet bowl with concealed cistern and a chrome wall mounted heated towel rail. Cupboard housing the gas fired boiler.

OUTSIDE The property is approached via a wooden door to the private and enclosed courtyard which is laid to patio.

COUNCIL TAX Band B

SERVICES All mains services are connected

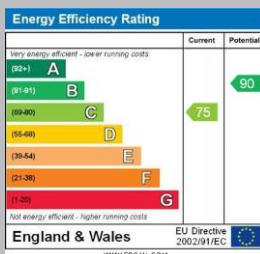
TENURE Freehold



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



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Higher Way House, 9b Princes Street, Bude, Cornwall, EX23 8AT



Approximate total area⁽¹⁾

735 ft²

68.3 m²

Reduced headroom

42 ft²

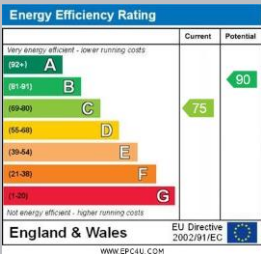
3.9 m²



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