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

Energy Efficiency Rating

Very energy efficient - lower running costs

Very energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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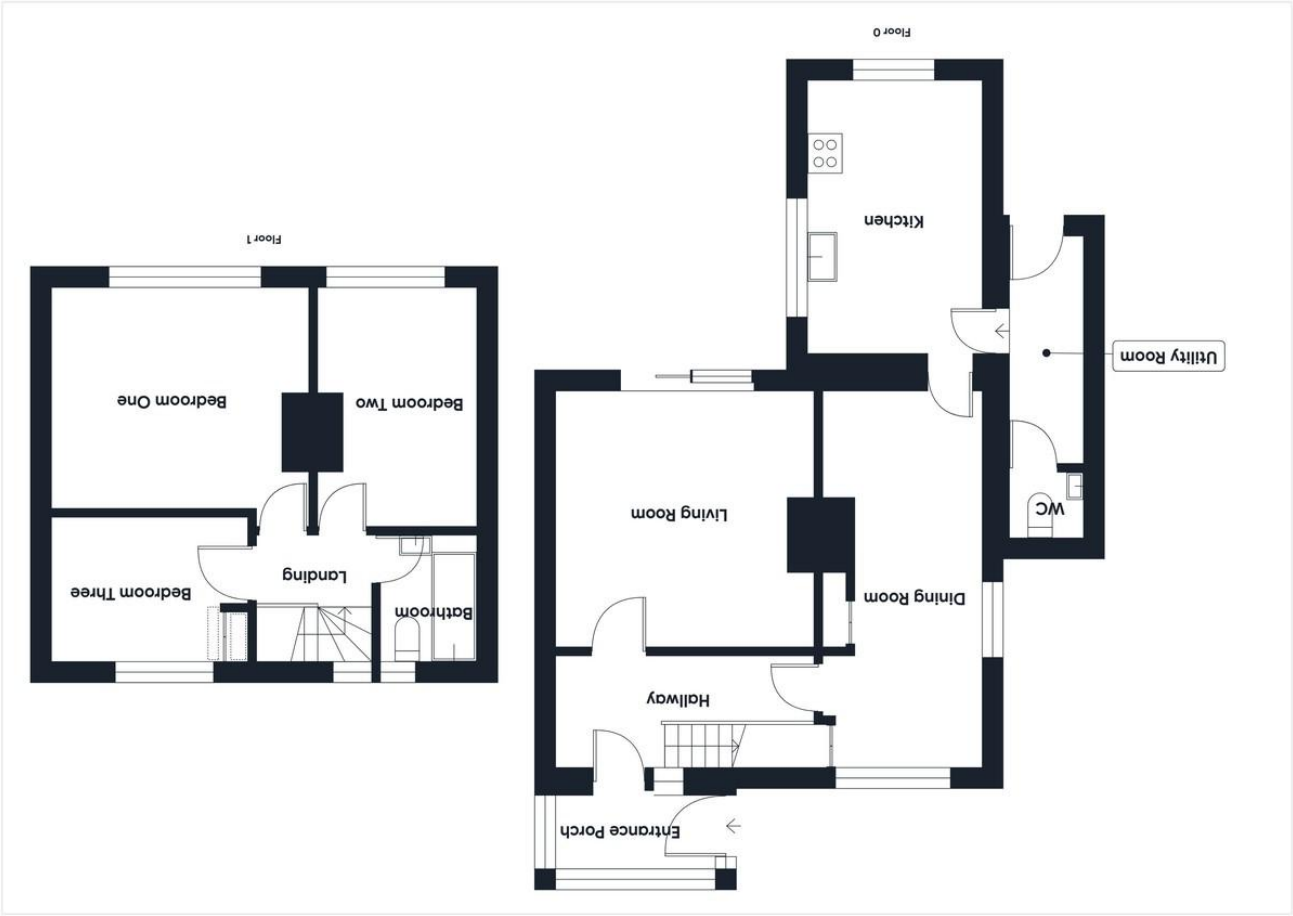
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Bude, Cornwall

EX23 8BB



The Property Professionals...

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11 Coast View

Bude, Cornwall, EX23 8AG

Price £250,000

- A semi detached 3 bed property in a popular residential area
- Large south facing garden with space for green houses and shed
- Living room, dining room, kitchen and ground floor WC
- Three bedrooms and a family bathroom
- In need of modernisation and available with no onward chain

The property professionals



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 the property will be located a short distance along on the right.

11 Coast View

Bude, Cornwall, EX23 8AG

Price £250,000

A semi-detached family home situated in a popular residential area, within walking distance of the town and the beaches.

The internal accommodation comprises: entrance hall, kitchen, dining room and living room which opens on to the South facing garden. On the first floor there are three bedrooms and a family bathroom room.

Outside, there is off-road parking and a South facing garden to the rear.

ENTRANCE PORCH
8' 0" x 4' 0" (2.44m x 1.22m) Entering the property via a UPVC double glazed entrance porch with door to:-

INNER HALL
With stairs ascending to the first floor and doors serving the following rooms.

LIVING ROOM
13' 00" x 12' 11" (3.96m x 3.94m) A light and spacious living room with sliding patio doors opening out to the South facing garden, fireplace with gas fire (now redundant) original picture rail and stripped door.

DINING ROOM
18' 10" x 8' 0" (5.74m x 2.44m) A dual aspect dining room with windows to the front and side elevation, fireplace with inset gas fire (now redundant) wall mounted gas fired combi boiler, understairs cupboard and further built in storage.

KITCHEN
13' 8" x 8' 10" (4.17m x 2.69m) Fitted with a range of matching wall and base units, with work surface over, space for free standing cooker. Windows to the side and rear elevations overlooking the garden.

LEAN TO UTILITY
11' 4" x 4' 0" (3.45m x 1.22m) A useful storage space with various cupboards and worksurface over. Light and power connected.

WC
4' 0" x 3' 6" (1.22m x 1.07m) Corner wall mounted wash hand basin and WC.

LANDING
A light and airy landing with window to the front elevation, loft hatch access and doors serve the following rooms.

BEDROOM ONE
12' 11" x 11' 0" (3.94m x 3.35m) A double bedroom with double glazed window overlooking the South facing garden, original picture rails, deep skirting boards and stripped door.

BEDROOM TWO
12' 0" x 8' 0" (3.66m x 2.44m) Another double bedroom with double glazed window to the rear elevation, picture rail and stripped solid wood door.

BEDROOM THREE
9' 9" x 7' 4" (2.97m x 2.24m) Double glazed window to the front elevation, picture rail, and built in storage.

FAMILY BATHROOM
6' 5" x 5' 0" (1.96m x 1.52m) An avocado bathroom suite comprises: Panel enclosed bath with electric shower over and glass shower screen, WC and pedestal wash hand basin. Floor to ceiling tiles, radiator and obscured double glazed window to the front elevation.

OUTSIDE AND GARDENS
The property offers off road parking for 2-3 vehicles with pathway leading to the rear. The rear South facing garden has various areas of interest including, lawn, patio seating areas, space for green houses and sheds, Mature flower beds and veggie plot.

SERVICES
All mains services are connected.

TENURE
Freehold

COUNCIL TAX
Cornwall Council Band C

