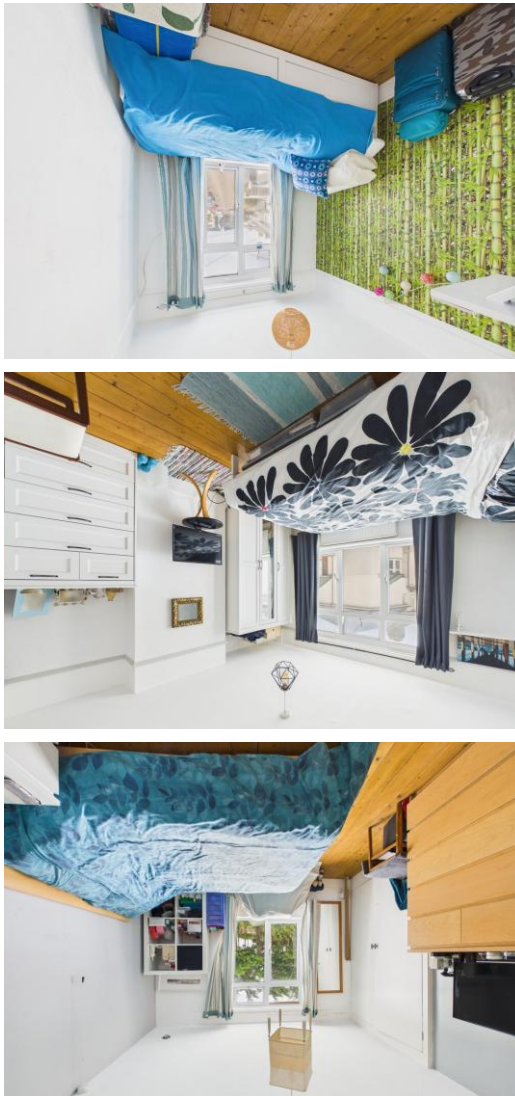


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.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

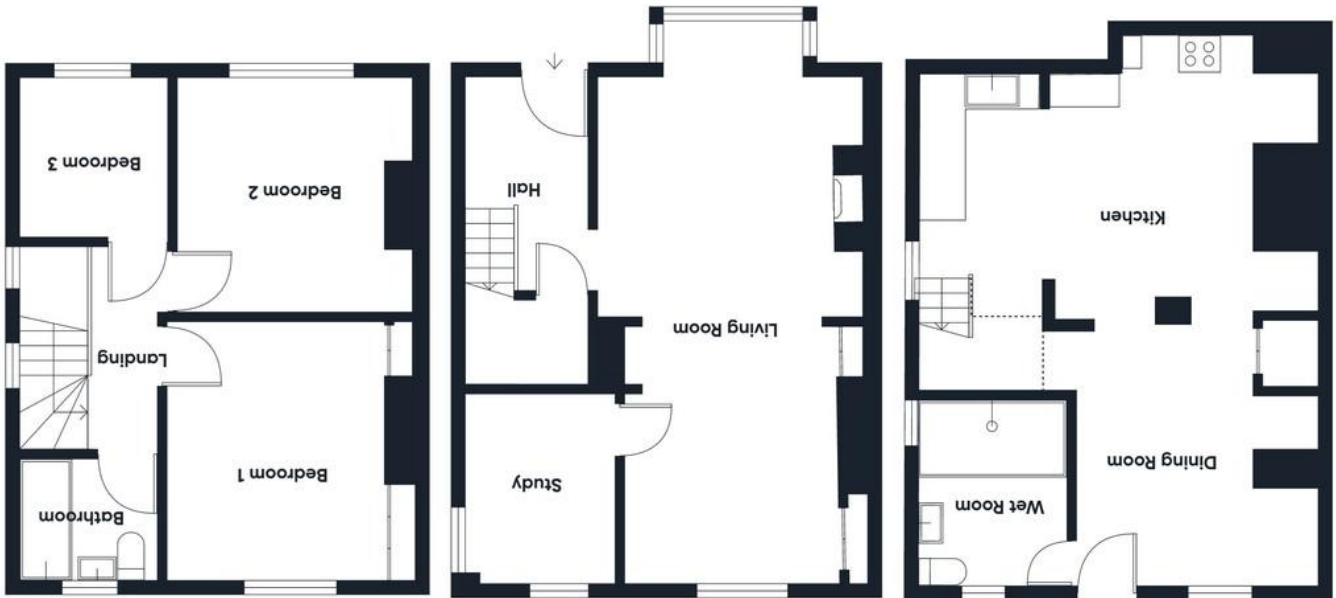
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



32 Queen Street
Bude, Cornwall
EX23 8BB
E: bude@colwills.co.uk
01288 355828
www.colwills.co.uk
The Property Ombudsman



Approximate total area^m
1165 ft²
108.3 m²
Reduced headroom
24 ft²
2.2 m²
N
E
S
W



COLWILLS
the property professionals



38 Fairfield Road

Bude, Cornwall, EX23 8DJ

- Spacious semi detached house
- Popular location, walking distance of Bude town, schools and beaches
- Dual aspect living room, large kitchen dining room
- Three bedrooms, bathroom and wet room
- Off road parking and enclosed garden to the rear



£325,000



Directions

On foot from our office in Queen Street turn left and at the end of Queen Street turn left again. Walk up against the one way system, taking the first right into Broadclose Hill and then take the first right again into Bramble Hill. Follow this road around to the right and take the first left hand turning into Fairfield Road, take the next right and the property will be located a short distance along on the left hand side.



COLWILLS
the property professionals

38 Fairfield Road

Bude, Cornwall, EX23 8DJ

£325,000

A spacious three-storey semi-detached house situated in the popular Fairfield Road area of Bude, within easy walking distance of the town centre, local schools and beaches.

The accommodation comprises an entrance hall, dual-aspect living room and study, with the lower ground floor providing a generous kitchen/dining room and wet room. On the first floor, there are three bedrooms and a family bathroom.

Outside, the property benefits from off-road parking for one vehicle and an enclosed rear garden.

ENTRANCE HALL Entering via a composite obscure double glazed door to the entrance hall, staircase ascending to the first floor, staircase descending to the lower ground floor, stripped wood flooring and radiator. Doors serve the following rooms:-

LIVING ROOM 23' 3" x 12'1 max' 9'8 min" (7.09m x 3.89m) A bright and spacious dual aspect reception room with a UPVC double glazed bay window with fitted bench seat to the front elevation and a UPVC double glazed window to the rear overlooking the gardens. Slate tiled hearth with freestanding wood burner, exposed wooden floorboards and two radiators. Door to:-

STUDY 8' 7" x 6' 11" (2.62m x 2.11m) A dual aspect room with UPVC double glazed windows to the side and rear elevations. Exposed wooden floorboards and radiator.

LOWER GROUND FLOOR KITCHEN DINING ROOM 25'2 max' 10'10 min" x 15'8 max' 11'00 min" (7.87m x 4.85m) UPVC double glazed window to the side and rear elevations and matching double glazed door leading out to the composite decked seating area and gardens. 6ft 2' high ceilings with part restricted head height with 5ft 4' height beams, tiled flooring with underfloor heating to the kitchen area, two radiators, Worcester gas fired combi boiler and useful storage cupboard.

The kitchen is finished with a range of matching base units with fitted work surface, inset ceramic sink and drainer with mixer tap, space for

range style cooker with extractor canopy, space and plumbing for dishwasher and space and plumbing for washing machine. Door to:-

WET ROOM 8' 6" x 6' 9" (2.59m x 2.06m) UPVC obscure double glazed windows to the side and rear elevations. Part tiled walls, slate tiled flooring, mains fed shower, wall hung wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

FIRST FLOOR UPVC obscure double glazed window to the side elevation, loft hatch access and exposed wooden floorboards. Doors serve the following rooms:-

BEDROOM ONE 11' 11" x 10' 4" (3.63m x 3.15m) A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Built in wardrobes, exposed wooden floorboards and radiator.

BEDROOM TWO 10' 11" x 10' 11" (3.33m x 3.33m) A spacious double bedroom with a UPVC double glazed window to the front elevation. Exposed wooden floorboards and radiator.

BEDROOM THREE 7' 5" x 7' 00" (2.26m x 2.13m) A single bedroom with a UPVC double glazed window to the front elevation. Exposed wooden floorboards and radiator.

BATHROOM 6' 5" x 5' 8" (1.96m x 1.73m) UPVC obscure double glazed window to the rear elevation. Fully tiled walls, panel enclosed bath with glass shower screen, electric shower, pedestal wash hand basin, push button low flush WC, tiled flooring and a chrome wall mounted heated towel rail.

OUTSIDE To the front of the property there is a wooden pedestrian gate and path which lead to the front door with the garden laid to



gravel. There is off road parking to the side for one vehicle. Wooden gate to the side which leads to the enclosed garden which is laid to lawn with a composite decked seating area accessed from the kitchen dining room.

COUNCIL TAX Band B

SERVICES All mains services are connected

TENURE Freehold

AGENTS NOTE Move With us are required to conduct ID/AML and source-of-funds checks for any purchasers. The charge is £49 plus VAT. All parties making an offer, should the offer be accepted, this charge is payable and taken by phone as part of the purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request.

