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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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32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

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BRITISH PROPERTY AWARDS

2019

GOLD WINNER

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Energy Efficiency Rating

Current Potential

83 79

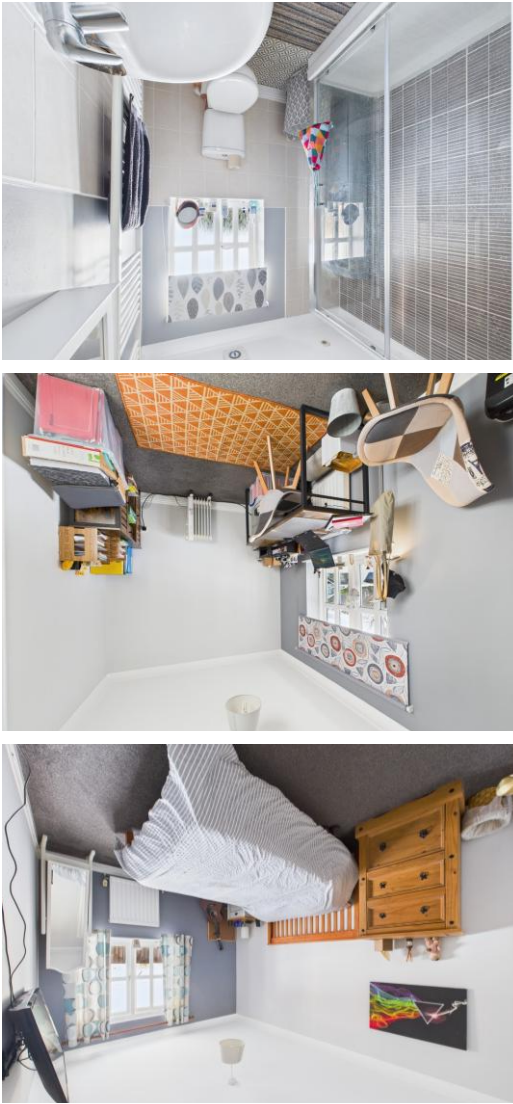
Energy Efficiency Rating

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)



Approximate total area^m

988 ft² 91.9 m²

Reduced headroom

21 ft² 1.9 m²



The Property Professionals...

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27 Ashbury Grove

Week St. Mary, Holsworthy, Devon, EX22 6XS

Price £320,000

- Well presented modern end terrace dormer bungalow
- Located in a small select cul-de-sac in the peaceful countryside village of Week St. Mary
- Lounge/dining room with French doors, kitchen and utility
- Two ground floor double bedrooms and bathroom, spacious first floor principal bedroom and shower room
- Attractive block paved off road parking, easy maintenance gardens. No chain

The property professionals

COLWILLS

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FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

Directions

From Bude proceed up to the A39 and head south towards Camelford. After approximately two miles (on a sweeping right-hand corner) take the road on the left signposted to Week St Mary. Follow this road for just over a mile until reaching a T-junction. Turn right and follow the road for two miles until entering the village of Week St Mary. At the T-junction turn right, after 100 yards the entrance to Ashbury Grove will be seen on the right, turn right and follow the road around to the right into the cul-de-sac and the property will be located a short distance along on the left hand side.

27 Ashbury Grove

Week St. Mary, Holsworthy, Devon, EX22 6XS

Price £320,000

27 Ashbury Grove is a spacious and well presented modern end terrace dormer bungalow constructed in 2007 found on a select and small development known as Ashbury Grove, in the heart of the popular village of Week St Mary in North Cornwall. The property is a 5 mile drive, to reach the rugged North Cornwall coastline and the popular sandy beaches of Bude and Widemouth Bay.

Internally the property offers an entrance porch and hall, lounge/dining room with French doors leading out to the garden, kitchen, utility, two ground floor double bedrooms and a shower room. On the first floor is the spacious principal double bedroom and separate shower room.

Outside there is attractive block paved off road parking with the garden laid to gravel for ease of maintenance with flower bed and side gate leads to rear private enclosed garden. Available with no onward chain.

ENTRANCE PORCH
4' 00" x 3' 9" (1.22m x 1.14m) Entering via a double glazed door to the entrance porch with wooden double glazed windows to either side and composite obscure double glazed door to:-

ENTRANCE HALL
A spacious entrance hall with staircase ascending to the first floor with useful understairs recess, coved ceiling, built in storage cupboard, oak wood flooring and radiator. Doors serve the following rooms:-

LOUNGE/DINER
15'7 max' 11'4 min" x 14'3 max' 10'3 min" (4.85m x 4.52m) A bright and spacious reception room with wooden framed double glazed window and French doors to the rear elevation overlooking and leading out to the gardens. Coved ceiling, television point, telephone point, oak wood flooring and two radiators. Arch leading through to:-

KITCHEN
9' 3" x 8' 3" (2.82m x 2.51m) A South aspect kitchen with wooden framed double glazed window to the front elevation overlooking the garden. Coved ceiling and radiator.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset one half bowl stainless steel sink and drainer with mixer tap, tiled splash back, integrated Neff electric double oven, inset four ring gas hob with fitted extractor above. Door to:-

UTILITY
5' 9" x 3' 00" (1.75m x 0.91m) Double glazed composite door to the side elevation, coved ceiling, fitted worksurface with space and plumbing for washing machine, wall mounted gas fired Worcester combi boiler and radiator.

BEDROOM TWO
13' 5" x 8' 10" (4.09m x 2.69m) A spacious double bedroom with wooden framed double glazed window to the rear elevation overlooking the garden. Coved ceiling, television point, built in storage cupboard and radiator.

BEDROOM THREE
11' 4" x 7' 11" (3.45m x 2.41m) A South aspect spacious double bedroom with wooden framed double glazed window to the front elevation overlooking the garden. Coved ceiling, television point, telephone point, built in storage cupboard and radiator.

SHOWER ROOM
7'00 max' 5'5 min" x 6' 6" (2.26m x 1.98m) Wooden framed obscure double glazed window to the rear elevation. Coved ceiling, inset spotlights, attractive wall tiling, double shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC and wall mounted heated towel rail.

FIRST FLOOR
Wooden framed double glazed window to the front elevation on the half landing, loft hatch access and doors serve the following rooms:-

BEDROOM ONE
15' 7" x 12' 8" (4.75m x 3.86m) A bright and spacious principal double bedroom with wooden framed double glazed windows to the front elevation and Velux window to the rear with roof top views across the countyside and out to the coast. Two radiators, television point and

telephone point.

SHOWER ROOM
9' 00" x 8' 5" (2.74m x 2.57m) Wooden framed obscure double glazed window to the side elevation. Inset spotlights, shower enclosure with mains fed shower with aqua panels, pedestal wash hand basin, push button low flush WC, radiator and door to linen cupboard.

OUTSIDE
To the front of the property there is a blocked paved driveway for two vehicles with a further gravel area providing extensive off road parking and flower bed. Side gate and path leads to the rear enclosed garden which is laid to attractive gravel for ease of maintenance.

COUNCIL TAX
Band C

SERVICES
All mains services are connected. FTTH.

TENURE
Freehold