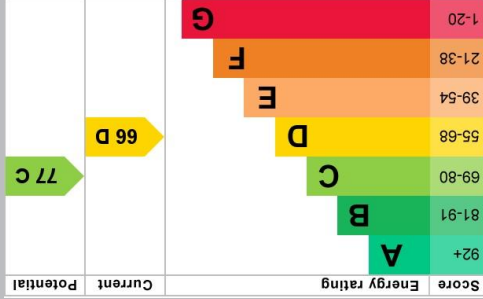


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



estate agents • property management • lettings

**COLWILLS**

DISCLAIMER: 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 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.



Approximate total area (m<sup>2</sup>)  
 1023 ft<sup>2</sup>  
 95.1 m<sup>2</sup>

*The Property Professionals...*

**COLWILLS**  
 estate agents • property management • lettings



## 19 Summerleaze Avenue

Bude, Cornwall, EX23 8NP

Price £389,950

- Spacious well presented semi-detached family home
- Popular location, walking distance of Crooklets beach, Bude town and golf course
- Living room with bay window, dining room, modern kitchen
- Three bedrooms, family bathroom and ground floor shower room
- Garage, parking and enclosed gardens



*The property professionals*

# 19 Summerleaze Avenue

Bude, Cornwall, EX23 8NP

Price £389,950

19 Summerleaze Avenue is a delightful semi-detached home just a short stroll from Crooklets Beach, the town centre, and well-regarded local schools making it perfectly positioned for both families and coastal lifestyle seekers.

Inside, the property offers well-presented and characterful accommodation. A welcoming entrance hall with attractive original striped wood flooring, living room features a walk-in bay window, a separate dining room kitchen and a ground floor shower room. Upstairs, the property comprises three bedrooms along with a family bathroom.

Externally to the front, there is off-road parking leading to a garage, alongside a garden area. The rear garden is mainly laid to lawn and benefits from a raised patio.

## ENTRANCE HALL

Entering via an obscure double glazed composite door to the entrance hall with a UPVC double glazed window to the side elevation. Staircase ascending to the first floor with useful understairs storage, inset lighting, original striped oak wood flooring and radiator. Oak doors serve following rooms

## LIVING ROOM

**12' 00" x 10' 10 plus bay window "** (3.66m x 3.3m) A bright and spacious reception room with a UPVC double glazed bay window to the front elevation overlooking the gardens. Inset lighting, feature fireplace, television point and radiator.

## DINING ROOM

**17' 00" x 12' 00 max' 8' 4 min "** (5.18m x 3.86m) A bright spacious and versatile dual aspect reception room with UPVC double glazed windows to the rear and side elevations. Inset lighting, exposed wooden flooring and radiator. Door to:-

## KITCHEN

**9' 3" x 9' 3" (2.82m x 2.82m)** UPVC double glazed window to the rear elevation overlooking the gardens, inset spotlights, electric heated towel rail and tiled flooring.

The kitchen is finished with a range of matching sage green wall and base units with natural wood handles and contrasting wood effect square edge work surface. Inset composite sink and drainer with mixer tap, space

for freestanding electric cooker, space for freestanding fridge freezer and space and plumbing for washing machine and slimline dishwasher.

## REAR PORCH

**4' 7" x 3' 11" (1.4m x 1.19m)** UPVC obscure double glazed door to the rear elevation, inset lighting, wall shelving and wood effect flooring. Door to:-

## SHOWER ROOM

**5' 7" x 3' 11" (1.7m x 1.19m)** Four feature glass bricks to the front elevation, skylight to the side elevation, quadrant shower enclosure with mains fed shower, vanity unit with inset basin and mixer tap, push button low flush WC and electric remote control heated towel rail.

## FIRST FLOOR

UPVC double glazed window to the side elevation, inset lighting, loft hatch access and linen cupboard. Doors serve the following rooms:-

## BEDROOM ONE

**12' 2" x 10' 10 plus bay window "** (3.71m x 3.3m) A bright and spacious principal double bedroom with a UPVC double glazed bay window to the front elevation, inset lighting and radiator.

## BEDROOM TWO

**12' 00" x 10' 10" (3.66m x 3.3m)** A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation. Inset lighting and radiator.

## BEDROOM THREE

**8' 1" x 6' 00" (2.46m x 1.83m)** A single bedroom with a UPVC double glazed window to the front elevation. Radiator.



## BATHROOM

**7' 3" x 6' 2" (2.21m x 1.88m)** UPVC obscure double glazed window to the side elevation, inset lighting, panel enclosed bath with mains fed shower, vanity unit with inset wash hand basin and mixer tap, push button low flush WC, chrome wall mounted heated towel rail and wall and floor tiling.

## GARAGE

**14' 4" x 7' 6" (4.37m x 2.29m)** Double wooden doors the front elevation, wooden pedestrian door to the rear. Light and power connected.

## OUTSIDE

To the front brick paved off road parking for one vehicle in front of the garage, area of lawn with attractive planting. Garden to the rear is laid to lawn with shrubs, feature palm tree and a raised patio seating area, outside shower perfect for the post surf/swim wash and a useful outside store 7'4 x 7'3.

## COUNCIL TAX

Band C

## SERVICES

All mains services are connected

## TENURE

Freehold

FREE  
SALES  
&  
LETTINGS  
MARKET APPRAISAL

*Award winning*



## Directions

From our office in the centre of Bude proceed up Belle Vue and through the Golf Course, turning left onto Downs View. Continue along the road taking the second right into Summerleaze Avenue, proceed over the crossroads and the property will be located a short distance along on the left-hand side.

