

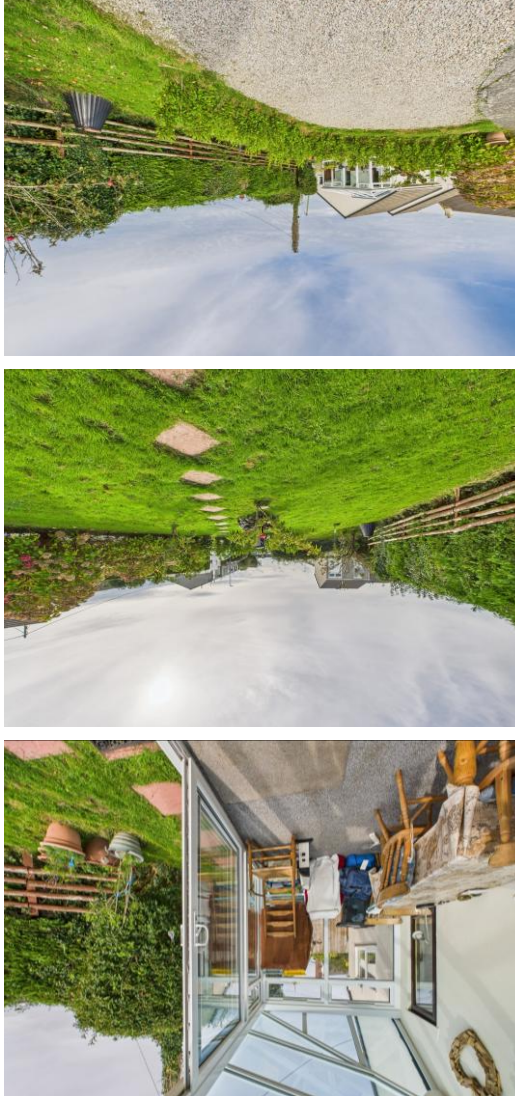
01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



Energy Efficiency Rating	
Current	Potential
88	71

Energy Efficiency Rating: 88 (Current), 71 (Potential)

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*The Property Professionals...*



## 2 Gladwell Gardens

Stratton, Bude, Cornwall, EX23 9DH

Price £339,500

- Modern detached bungalow in a small cul-de-sac
- 3 Bedrooms, family bathroom
- Sitting room, kitchen diner, conservatory
- Gardens to front, rear and side
- Garage, off road parking, gas central heating



*The property professionals*

## 2 Gladwell Gardens

Stratton, Bude, Cornwall, EX23 9DH

Price £339,500

A spacious and well presented detached bungalow in a private cul-de-sac location within walking distance of shops and services.

The accommodation has been redecorated and modernised throughout to briefly comprise: entrance hall, dual aspect living room, conservatory and a recently fitted kitchen breakfast room.

There are three bedrooms and a modern family bathroom. The property sits on an enclosed plot with gardens to the front, side and rear there is also an adjoining garage and off road parking.

The property benefits from gas fired central heating via a new boiler, new double glazing, plastic facias and soffits.

### ENTRANCE PORCH

Entering the property via a UPVC double glazed door into the entrance porch, with hanging space for coats.

### INNER HALL

Doors serve the following rooms.

### LIVING ROOM

**13' 9" x 12' 6" (4.19m x 3.81m)** A dual aspect living room with UPVC double glazed doors to the front elevation and windows to the side. Laminate flooring and wall mounted radiator.

### CONSERVATORY

**13' 1" x 6' 5" (3.99m x 1.96m)** A recently fitted UPVC triple aspect conservatory, sitting on an insulated concrete base with sliding doors opening to the garden.

### KITCHEN

**11' 3" x 9' 9" (3.43m x 2.97m)** A contemporary kitchen fitted with a range of matching wall and base units with contrasting wood effect work surface over, inset one and half bowl composite sink with side drainer and chrome mixer tap. Space and plumbing for washing machine, built in oven with hob and extractor over. UPVC double glazed window to the side elevation over looking the garden and UPVC door to the rear.

### BEDROOM ONE

**11' 3" x 9' 8" (3.43m x 2.95m)** A light and spacious double bedroom with UPVC double glazed window to the front elevation.

### BEDROOM TWO

**9' 8" x 9' 6" (2.95m x 2.9m)** Another double bedroom with UPVC double glazed window to the rear.

### BEDROOM THREE

**11' 3" x 6' 11" (3.43m x 2.11m)** A single bedroom with UPVC double glazed window to the side elevation.

### FAMILY BATHROOM

**8' 1" x 6' 4" (2.46m x 1.93m)** Fully tiled to walls and floors and fitted with a 'P' shaped bath with electric Mira shower and glass screen, wash hand basin with vanity unit below, low flush WC, chrome wall mounted heated towel rail, extractor and UPVC double glazed window to the rear.

### GARAGE

**16' 11" x 8' 3" (5.16m x 2.51m)** Up and over door opening to the drive way and UPVC double glazed door to the rear opening to the garden, light and power connected and wall mounted gas combi boiler fitted in June 2025.



### OUTSIDE AND GARDENS

The property is approached via a paved walkway with gentle steps leading to the front door and driveway to the side. There is off road parking and a further 'guest' space created in the front garden.

The enclosed garden to the side and rear is mostly laid to lawn with mature planting and hedgerows providing privacy. In the rear garden is a timber framed, covered BBQ hut providing the perfect entertaining space.

### SERVICES

All mains services are connected.

### TENURE

Freehold

### COUNCIL TAX

Cornwall Council Band C

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude follow the main road out of the town towards the A39 turning left at the roundabout, following the road along for approximately 400 yards, then turn St Andrews Road, stay on this road and take the next left into St Olaf's Road and on reaching the T-junction turn left into St Peters Road. Follow this road around to the left and into Gladwell Gardens and the property will be located on the right-hand side.

