

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



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

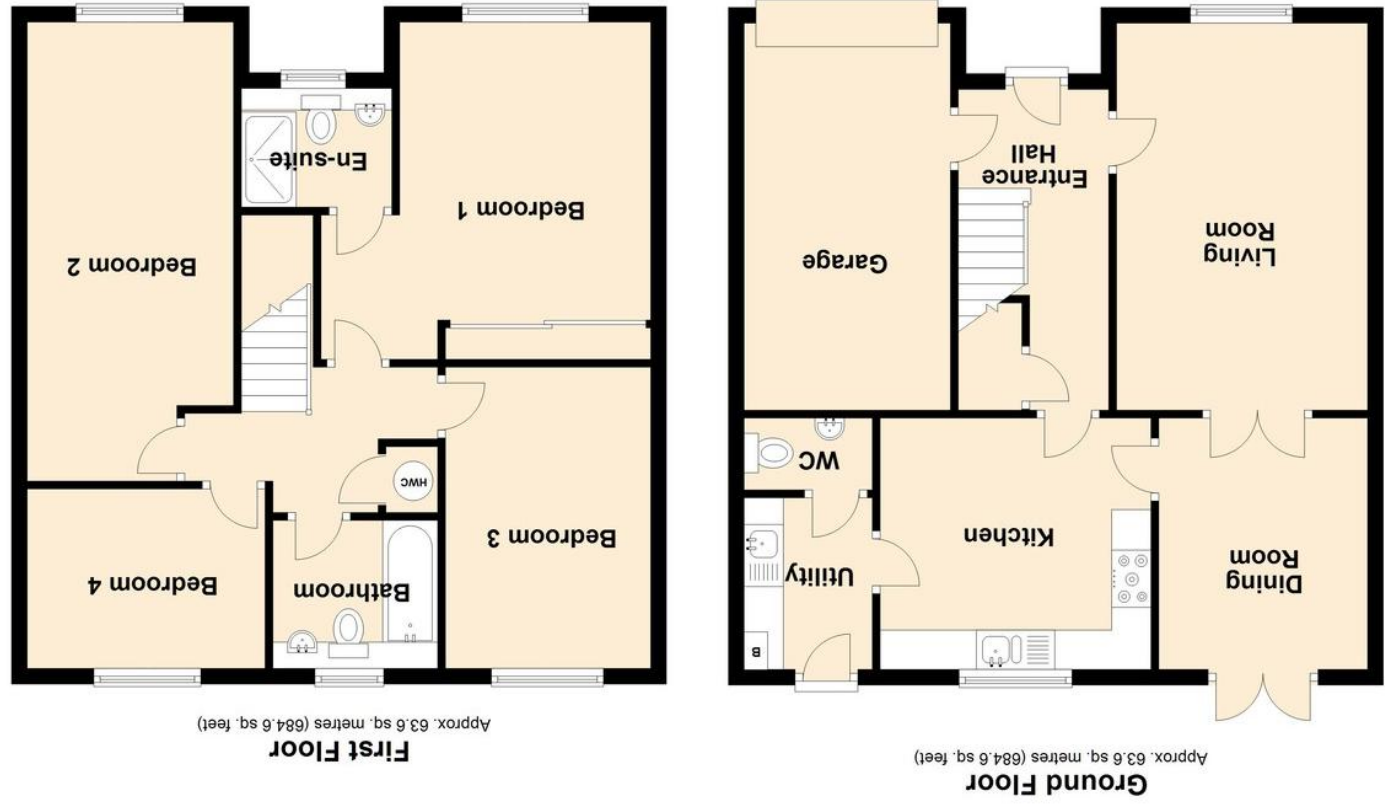
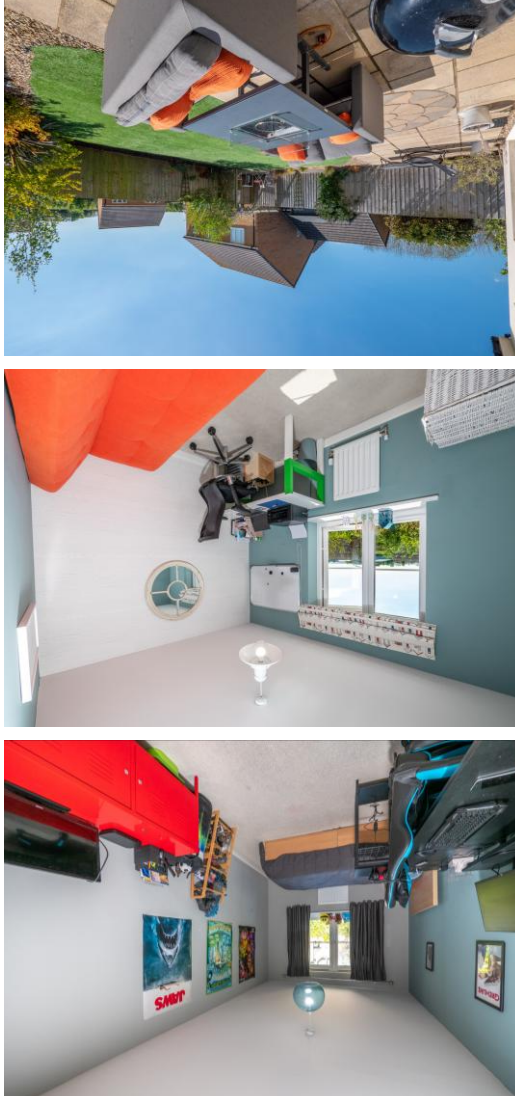
Not energy efficient - higher running costs

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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. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Separate enquiries 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.



Total area: approx. 127.2 sq. metres (1369.2 sq. feet)

The Property Professionals...

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7 Curlew Road
 Bude, Cornwall, EX23 8GH

Price £390,000

- A modern detached house situated on the popular Shorelands development
- Within walking distance of town, shops and schools
- Living room, dining room, kitchen breakfast room, utility
- Four bedrooms, ensuite to the principal bedroom and separate bathroom
- Single garage, off road parking and enclosed South facing rear gardens

The property professionals

7 Curlew Road

Bude, Cornwall, EX23 8GH

Price £425,000

7 Curlew Road is a spacious and well presented, modern detached family home, situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

Internally the property offers an entrance hall, living room with French doors opening into the dining room with doors leading out to the South facing gardens, kitchen/breakfast room, utility and cloakroom. On the first floor there are four double bedrooms with an ensuite shower to the principal bedroom and separate bathroom.

Outside there is an integral single garage with off road parking in front for two vehicles and to the rear enclosed South facing gardens with large patio seating area and artificial lawn.

ENTRANCE HALL

Entering via a double glazed composite door to the entrance hall with stairs ascending to the first floor with useful under stairs storage cupboard, telephone point, Fibre connection and radiator. Doors serve the following rooms:-

LIVING ROOM

16' 3" x 10' 7" (4.95m x 3.23m) A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the garden. Television point and two radiators. French doors opening into:-

DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m) A South aspect reception room with UPVC double glazed French doors leading out onto the patio seating area and gardens. Radiator. Door to:-

KITCHEN

11' 2" x 10' 6" (3.4m x 3.2m) A South aspect kitchen/breakfast room with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

The kitchen is finished with a range of matching light grey gloss wall and base units with contrasting work surface with matching upstand, inset stainless steel sink and drainer with mixer tap, inset five ring gas hob with extractor hood, integrated fridge freezer and dishwasher. Door to:-

UTILITY ROOM

7' 1" x 5' 5" (2.16m x 1.65m) Double glazed composite door to the rear elevation leading out to the garden. Fitted light grey gloss wall and base units with contrasting work surface with matching upstand, inset stainless steel sink and drainer, space and plumbing for washing machine and radiator.

CLOAKROOM

5' 5" x 3' 3" (1.65m x 0.99m) Pedestal wash hand basin, toilet bowl with concealed cistern, tiled flooring and radiator.

FIRST FLOOR

Loft hatch access, door to airing cupboard housing the pressurised hot water cylinder and immersion heater. Doors serve the following rooms:-

BEDROOM ONE

14'7 max' 12'3 min" x 13'10 max' 10'1 min" (4.57m x 4.22m) A spacious principal bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Built in double wardrobe and radiator. Door to:-

ENSUITE

6' 11" x 4' 4" (2.11m x 1.32m) UPVC obscure double glazed window to the front elevation, double shower enclosure with mains fed shower, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

BEDROOM TWO

16' 9" x 8' 4" (5.11m x 2.54m) A spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Radiator.

BEDROOM THREE

12' 7" x 8' 7" (3.84m x 2.62m) A South aspect double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.



BEDROOM FOUR

9' 11" x 7' 5" (3.02m x 2.26m) A South aspect double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m) UPVC double glazed window the rear elevation. Double ended panel enclosed bath with mains fed shower, glass shower screen, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

GARAGE

16' 10" x 8' 1" (5.13m x 2.46m) Up and over door with light and power connected, wall mounted consumer unit.

OUTSIDE

To the front of the property there is off road parking for two vehicles and an area of artificial lawn with planting. Side gate and path leads to the rear enclosed South aspect garden with a large patio seating area being accessed from the dining room, artificial lawn, attractive flower beds and pergola to one side with further seating area.

COUNCIL TAX

Band E

SERVICES

All mains services are connected

TENURE

Freehold. Estate service charge TBC



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Award winning



Directions

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit. Stay on this road, following around the development, take the right into Curlew Road and the property will be located a short

