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Bude, Cornwall

EX23 8BB

ESTATE AGENT IN BUDE

2019

BRITISH PROPERTY AWARDS

GOLD WINNER

ESTATE AGENT IN BUDE

2018

BRITISH PROPERTY AWARDS

GOLD WINNER

ESTATE AGENT IN BUDE

2017

BRITISH PROPERTY AWARDS

GOLD WINNER

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

72 C

29 F

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

Information shown in photographs are NOT included unless specifically mentioned in the sales particulars. The buyer is advised to obtain verification from their solicitor. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the apparatus, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor.

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any



The Property Professionals...

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Hazel Dene, Pinch Hill

Marhamchurch, Bude, Cornwall, EX23 0ER

Price £325,000

- Detached bungalow in a popular village location
- Two double bedrooms, living room, kitchen and dining room
- Gardens to front and rear, electric heating and double glazing
- Off road parking and single garage
- Available with no onward chain

The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed out of town along The Strand and take the left at the mini roundabout. Take the right turning after the fuel station and head up through Kings Hill towards the A39. On reaching the A39 turn right and after 100 yards turn left, signposted to Marhamchurch. Follow this road for one mile and upon entering the village the property will be located a short distance along on the right hand side.

Hazel Dene , Pinch Hill

Marhamchurch, Bude, Cornwall , EX23 0ER

Price £325,000

Hazel Dene is a detached bungalow, located on the edge of the thriving village of Marhamchuch. It is also close to the nearby nature trail, canal and the coastal town of Bude, with its sandy surfing beaches and breathtaking coastal walks.

The property briefly comprises entrance porch, living room, kitchen and separate dining room, two bedrooms and a family bathroom.

Outside, there is off-road parking for multiple vehicles, garage and gardens to the front and rear.

Available with no onward chain.

ENTRANCE HALL

Entering the property via a UPVC double glazed door with matching side panels, into an inner hall with doors leading to the following rooms.

DINING ROOM

16' 1" x 9' 10" (4.9m x 3m) UPVC double glazed window to the front elevation overlooking the garden and door leading out to the front garden. Two storage cupboards and door leading to the kitchen.

KITCHEN

12' 1" x 5' 10" (3.68m x 1.78m) A galley kitchen with matching wall and base units, built in double oven with inset hob and extractor over, tiled splash back and extractor fan. UPVC double glazed window to the rear elevation overlooking the rear garden.

LIVING ROOM

12' 8" x 11' 5" (3.86m x 3.48m) A spacious living room with feature fireplace and wood panelling, coved ceiling and UPVC double glazed window to the rear.

BEDROOM ONE

11' 7" x 9' 8" (3.53m x 2.95m) A double bedroom with built in wardrobe and UPVC double glazed window to the rear.

BEDROOM TWO

11' 8" x 9' 10" (3.56m x 3m) Another double bedroom with UPVC double glazed window to the front elevation and a built in wardrobe.

FAMILY BATHROOM

7' 9" x 5' 4" (2.36m x 1.63m) Fitted with a panel enclosed bath with mains fed, handheld shower attachment over, Pedestal wash hand basin and WC. Floor to ceiling tiles, vinyl flooring and UPVC obscured double glazed window to the rear.

OUTSIDE AND GARDENS

A brick paved driveway offers off road parking for multiple vehicles and leads to a single garage. Large low maintenance garden to the front laid to lawn with path leading to the front door. The rear garden has a raised seating area and space for garden shed.

COUNCIL TAX

Cornwall Council Band D

SERVICES

Mains water and drainage. Mains electricity.

TENURE

Freehold

