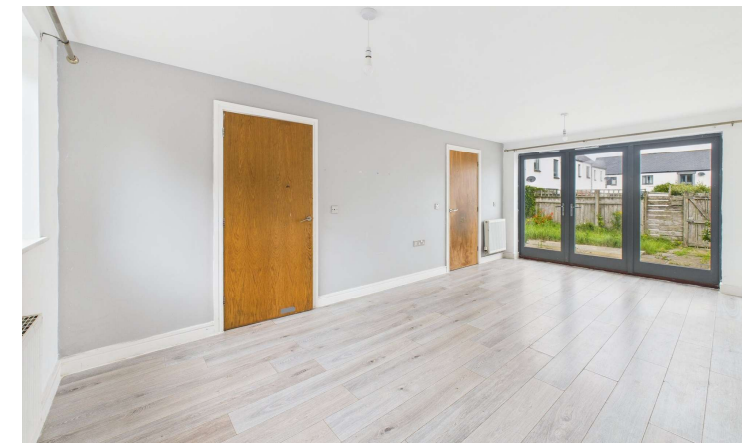


2 Coombe Close
Bude
Cornwall
EX23 8GF

Asking Price: £269,500
Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

2 Coombe Close, Bude, Cornwall, EX23 8GF



- 3 BEDROOM (1 EN-SUITE)
- SITUATED IN THE SOUGHT AFTER AND CONVENIENT LOCATION
- REAR ENCLOSED GARDEN
- 1 ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING THROUGHOUT



An exciting opportunity to acquire this 3 bedroom (1 en-suite) end of terrace house situated in this sought after and convenient location being a short walk from the local schools, amenities and beaches. The property benefits from gas fired central heating with double glazed windows throughout and briefly comprises of kitchen/diner, living room, WC, 3 bedrooms one with en suite and a family bathroom. The outside of the property offers enclosed rear gardens and 1 allocated parking space. EPC Rating C. Council Tax Band C.



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The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Stairs rising to first floor. Door leading to:

Kitchen/Dining Room - 9'8" x 16' (2.95m x 4.88m)

A fitted range of wall and base mounted units with work surfaces over incorporating a stainless steel sink/drainage unit. Integrated 4 ring gas hob with extractor hood over, built in eye level oven and fridge/freezer. Space and plumbing for dishwasher and washing machine. Storage cupboard. Ample space for dining table and chairs. Window to rear elevation and door leading to the enclosed garden.

Living Room - 10'10" x 19'7" (3.3m x 5.97m)

This light and airy room benefits from a double aspect with a window and patio doors to the rear elevation and a further window to the front elevation. Ample space for large family suite. Door to under stairs cupboard.

WC - 6'4" x 3'2" (1.93m x 0.97m)

Comprising of a low level WC and wall hung hand wash basin. Frosted window to front elevation.

First Floor Landing - Airing cupboard. Access to the loft.

Bedroom 1 - 10'11" x 8'7" (3.33m x 2.62m)

Double bedroom with built in wardrobes. Window to front elevation. Door leading to:

En-Suite Shower Room - 4'8" x 6'5" (1.42m x 1.96m)

Comprising of an enclosed shower with electric shower over, low level WC and pedestal hand wash basin. Frosted window to front elevation.

Bedroom 2 - 9'9" x 11'8" (2.97m x 3.56m)
Double bedroom with window to front elevation.

Bedroom 3 - 7'7" x 8'8" (2.3m x 2.64m)
Window to rear elevation.

Bathroom - 5'9" x 7'6" (1.75m x 2.29m)
Comprising of an enclosed panel bath with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to rear elevation.

Outside - To the rear of the property is an enclosed garden mainly laid to lawn with a patio area perfect for al-fresco dining. Pathway leading to the gate at the rear of the property providing access to the allocated parking space.

EPC - Rating C.

Council Tax - Band C.





Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions

From Bude Town Centre proceed out of the town towards Stratton and upon reaching the roundabout by Morrisons turn left. Continue past the entrance to Morrisons and follow the road around to the left and turn right into Bartlett Avenue. Upon reaching the T-junction turn right, continue along this road taking the next right turn into Goldsworthy Drive and then take the next left into Coombe Close where number 2 will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		