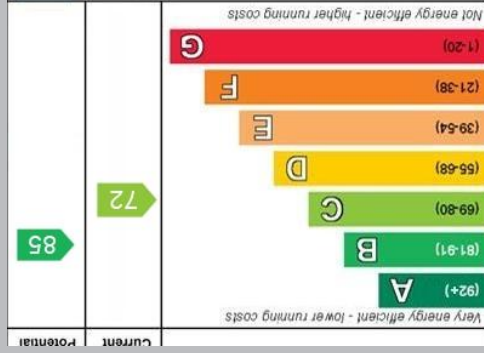


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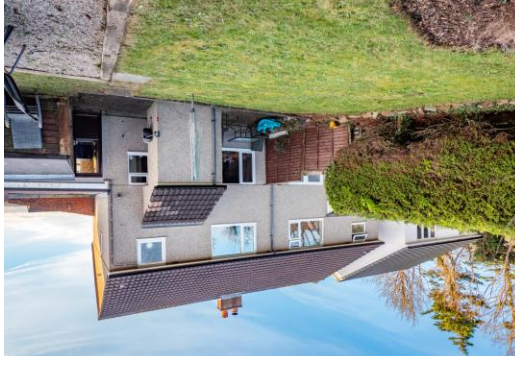


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and 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.

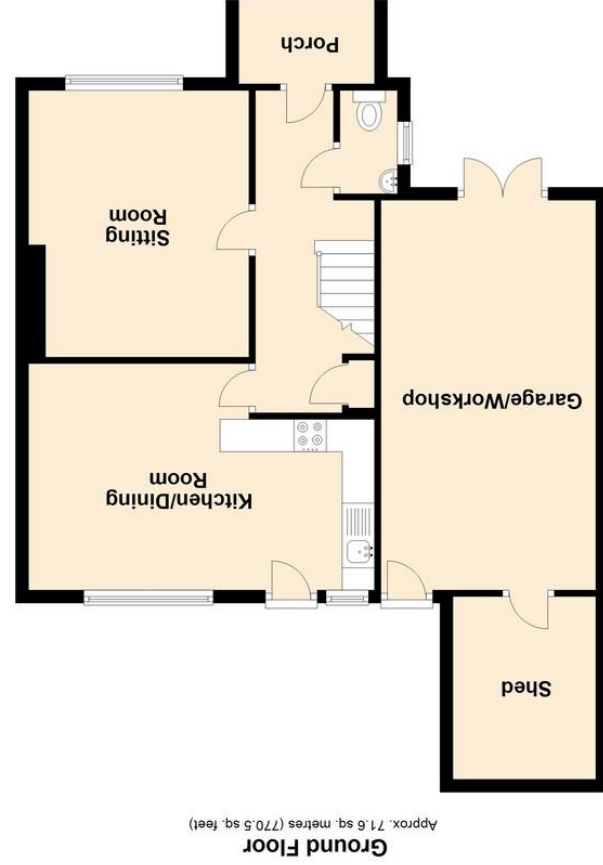
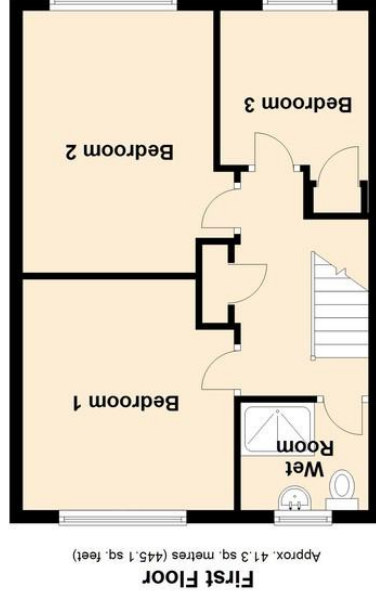
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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Total area: approx. 112.9 sq. metres (1215.5 sq. feet)  
 Colwills  
 Plan produced using Planip.



*The Property Professionals...*

# COLWILLS

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## 35 Treleven Road

Bude, Cornwall, EX23 8SA

Price £299,950

- Well presented, semi detached house
- Three bedrooms, shower room, living room and kitchen diner
- Walking distance of Bude Town centre and schools
- Off road Parking, work shop and useful storage sheds
- No onward chain



*The property professionals*

# 35 Treleven Road

Bude, Cornwall, EX23 8SA

Price £299,950

A spacious semi detached house with a generous rear garden, located within walking distance of the town, local schools and beaches.

The accommodation briefly comprises: entrance hall, cloakroom, living room with feature electric fire and a kitchen dining room which leads out to the garden. On the first floor there are three bedrooms and a shower room. Outside the gardens are laid mainly to lawn with off road parking, workshop and useful storage sheds.

#### ENTRANCE HALL

Entering the property via a UPVC double glazed door. Laminate flooring and stairs ascending to the first floor.

#### CLOAKROOM

**4' 05" x 2' 08" (1.35m x 0.81m)** Fitted with low flush WC and wall mounted wash hand basin, tiled floor and UPVC double glazed window to the side elevation.

#### LIVING ROOM

**13' 06" x 11' 02" (4.11m x 3.4m)** A light south facing living room with UPVC double glazed window to the front elevation, wood effect laminate flooring and feature electric fire place.

#### KITCHEN/DINER

**17' 07" x 11' 06" (5.36m x 3.51m)** The kitchen is fitted with a range of matching wood effect wall and base units with contrasting black work surface over, inset stainless steel sink and side drainer. Built in single oven, gas hob and extractor over, space and plumbing for dishwasher, white gloss tiled splash back, laminate flooring and door to the garden.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

**11' 08" x 10' 09" (3.56m x 3.28m)** UPVC double glazed window over looking the rear garden. TV point and radiator.

#### BEDROOM TWO

**13' 04" x 9' 06" (4.06m x 2.9m)** A double bedroom with UPVC double glazed window to the front, south facing elevation. Radiator and TV point.

#### BEDROOM THREE

**7' 10" x 7' 09" (2.39m x 2.36m)** Single bedroom, currently used as a home office, UPVC double glazed window to the front elevation.

#### WET ROOM/SHOWER ROOM

**6' 05" x 5' 06" (1.96m x 1.68m)** Fitted with a low flush WC, wash hand basin with vanity unit. Wall mounted chrome towel rail, aqua boarding to the walls and obscured double glazed window to the rear elevation.

#### OUTSIDE

Approaching the property via the drive way, with off road parking for one vehicle, patio doors in to the workshop and mature shrubs to the front garden.

The large rear garden is mostly laid to lawn with a raised, gravelled seating area, sheltered and private decking.

#### SHED

**9' 03" x 7' 3" (2.82m x 2.21m)** A useful block built shed.

#### WORKSHOP

**19' 09" x 10' 11" (6.02m x 3.33m)** With UPVC double doors to the front elevation, pedestrian door to the rear, light and power connected. Plumbing for washing machine.

#### SERVICES

All mains services connected.

#### COUNCIL TAX

Band B

#### TENURE

Freehold

**FREE SALES & LETTINGS**  
MARKET APPRAISAL

*Award winning*



## Directions

From the centre of Bude proceed out of town along The Strand and turn left at the mini roundabout. Remain on this road passing the Shell station and up the hill. Take the third turning on the right (opposite the secondary school) into Treleven Road. At the bottom of the road turn left and take the second left hand turning and the property will be located in the corner of the cul de sac on the left hand side.

