

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



Energy Efficiency Rating	
Current	Potential
82	87

Energy Efficiency Rating

Very energy efficient - lower running costs (92+)

A (81-91)

B (69-80)

C (55-68)

D (39-54)

E (21-38)

F (11-20)

Not energy efficient - higher running costs

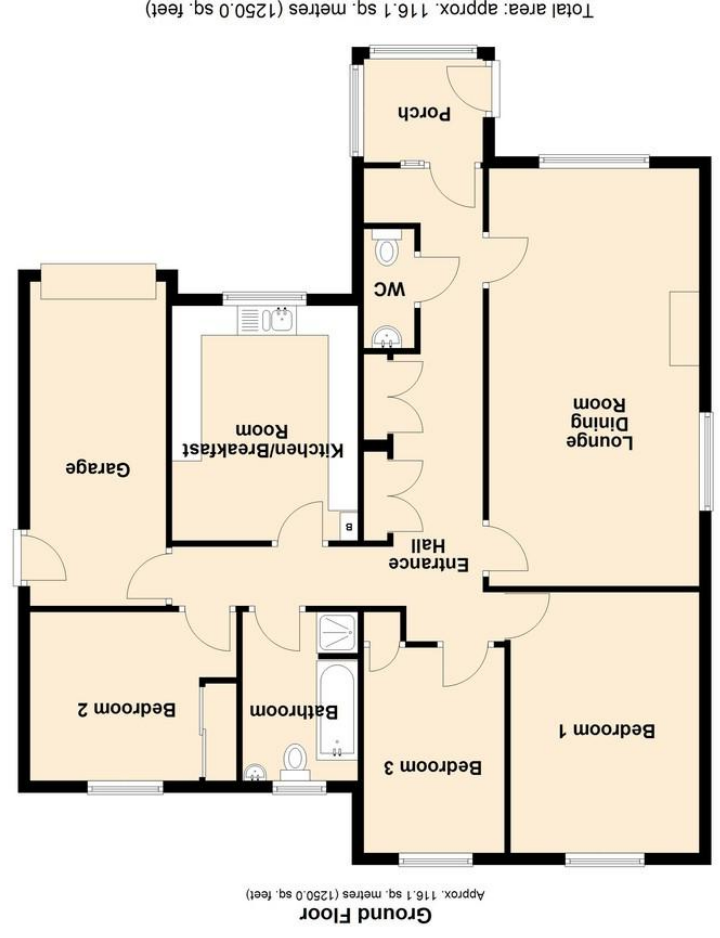
England & Wales

EU Directive 2002/91/EC

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



*The Property Professionals...*



## 6 Durston Road

Bude, Cornwall, EX23 8SJ

Price £450,000

- Spacious detached bungalow with sea and cliff top views
- Popular Flexbury location, close to Bude town, schools and beaches
- Lounge dining room, kitchen breakfast room
- Three bedrooms and bathroom
- Single garage, extensive off road parking and well maintained gardens to both front and rear



# 6 Durston Road

Bude, Cornwall, EX23 8SJ

Price £450,000

A spacious detached bungalow situated in an elevated position offering pleasant coastal and clifftop views, located in a quiet Cul De Sac in the popular Flexbury area of Bude, all within walking distance to Crooklets Beach, the town centre and its amenities.

The property offers an entrance porch and hall, lounge dining room with those lovely coastal views, kitchen breakfast room, three bedrooms and a bathroom.

Outside there is an adjoining single garage, extensive off road parking and well maintained gardens to both the front and rear. Available with no onward chain.

## PORCH

**6' 10" x 5' 8" (2.08m x 1.73m)** Entering via a UPVC obscure double glazed door entrance porch with UPVC double glazed windows to front and side elevations. Tiled floor flooring and UPVC obscure double door opening into:-

## ENTRANCE HALL

A split level entrance hall with coved artex ceiling, loft hatch access, radiator, door to linen cupboard and further storage cupboard. Doors serve the following rooms:-

## CLOAKROOM

**6' 7" x 2' 11" (2.01m x 0.89m)** Artex ceiling, corner wall mounted wash hand basin and WC.

## LOUNGE DINING ROOM

**23' 3" x 11' 5" (7.09m x 3.48m)** A bright and spacious dual aspect reception room with UPVC double glazed window to the front elevation with roof top views towards Maer Lake, coastline and Compass point. Coved artex ceiling, stone fireplace surround with slate hearth, inset gas fire and two radiators.

## KITCHEN

**13' 00" x 10' 5" (3.96m x 3.18m)** UPVC double glazed window to the front elevation with views towards Maer Lake, coastline and cricket pavilion. Artex ceiling, radiator and Ariston wall mounted gas fired combi boiler.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Integrated electric double oven, inset gas hob with pull out extractor, dishwasher and space and plumbing for washing machine.

## BEDROOM ONE

**14' 6" x 10' 6" (4.42m x 3.2m)** A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Artex ceiling fitted furniture and radiator.

## BEDROOM TWO

**11' 6" x 9' 5" (3.51m x 2.87m)** A double bedroom with UPVC double glazed window overlooking the garden. Artex ceiling, fitted double wardrobe and radiator.

## BEDROOM THREE

**11' 5" x 7' 9" (3.48m x 2.36m)** A single bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Artex ceiling, built-in storage cupboard and radiator.

## BATHROOM

**9' 6" x 6' 5" (2.9m x 1.96m)** UPVC obscure double glazed window to the rear elevation, part wall and floor tiling and radiator. Panel enclosed bath, separate shower enclosure electric shower, pedestal wash hand basin WC.

## GARAGE

**18' 00" x 7' 7" (5.49m x 2.31m)** UPVC double glazed window to the side elevation and UPVC pedestrian door. Up and over door with light and power connected and cold water tap.



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of town head up Belle Vue and down towards Flexbury via Golf House Road. Remain on this road passing Flexbury Church as if heading towards Poughill. Turn left into Trevella Road and follow this around into Petherick Road. Take the turning right into Durston Road and the property will be located a short distance along on the right hand side.

## OUTSIDE

To the front of the property the attractive gardens are laid to lawn with a low stone wall with established planting and extensive off road parking. Side gated access to either side with path leading to the rear enclosed garden which is laid mainly to lawn with a patio seating area to one side established planting and raised area with summer house and feature palms

## COUNCIL TAX

Band D

## SERVICES

All mains services are connected

## TENURE

Freehold

