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2 Cleave Crescent

Woodford, Bude, Cornwall, EX23 9JH

Price £269,995

- Semi detached house in quiet semi rural location
- Situated at the top of Coombe Valley surrounded by open countryside
- Living room with an open fire, kitchen/dining room, utility
- Three bedrooms and a modern family bathroom
- Gardens to the front and rear and a single garage



The property professionals

FREE
SALES
&
LETTINGS
MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed up through town via Belle Vue passing down through Golf Course Road. Continue on this road heading up through the village of Poughill, until you pass the village and reach the crossroads at the top of the hill. Turn left signposted Stibb and again continue along this road for approximately 2½ miles until you reach the T-junction, turning left signposted Coombe Valley. Stay on this road passing Duckpool on the left and after passing GCHQ the property will be located on the right hand side.

2 Cleave Crescent

Woodford, Bude, Cornwall, EX23 9JH

Price £269,995

2 Cleave Crescent is a spacious semi detached house, situated at the top of Coombe Valley surrounded by open countryside, close to St Marks primary school, hamlet of 'Shop' which has a village store, football club/community centre and only a short distance from Duckpool beach.

The well presented property offers an entrance porch and hall, South aspect living room, kitchen/dining room, large utility and WC. On the first floor there are three bedrooms and a bathroom.

Outside there are gardens front and rear which are laid to lawn and a single garage located in a nearby block.

PORCH

5' 9" x 4' 11" (1.75m x 1.5m) Entering via wooden framed obscure glazed door to the entrance porch, double glazed window to the front elevation and coat hanging space. Obscure double glazed door to:-

ENTRANCE HALL

Staircase ascending to the first floor with useful understairs storage area, cast iron look radiator and tiled flooring . Door to:-

LIVING ROOM

13' 00" x 12' 11" (3.96m x 3.94m) A bright and spacious South aspect reception room with UPVC double glazed window to the front elevation overlooking the garden and communal green. Open fireplace with wooden mantle and surround, slate tiled hearth and cast iron look radiator.

KITCHEN/DINING ROOM

20' 10" x 10' 3 max' 8' 9 min" (6.35m x 3.25m) Twin UPVC double glazed windows to the rear elevation with slate windowsills overlooking the gardens, tiled flooring and cast iron look radiator.

The kitchen is finished with a matching range of wall and base units with solid wooden worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap. Inset gas hob with extractor hood and stainless steel splash back, integrated Bosch appliances comprise electric oven, undercounter fridge and dishwasher.

UTILITY ROOM

10' 2" x 9' 1" (3.1m x 2.77m) UPVC obscure double glazed door and UPVC double glazed window with slate windowsill to the front elevation and matching door to the rear. Fitted base units with worksurface, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and space for tumble dryer. Door to:-

WC

5' 1" x 2' 6" (1.55m x 0.76m) UPVC double glazed window to the rear elevation, push button low flush WC.

FIRST FLOOR

UPVC double glazed window to the side elevation overlooking the countryside. Loft hatch access, the loft is partially boarded and houses the electric boiler. Radiator. Doors serve the following rooms:-

BEDROOM ONE

11' 4" x 10' 10" (3.45m x 3.3m) A bright and spacious South aspect principal double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Built in cupboards and airing cupboard with water cylinder and immersion heater. Radiator.

BEDROOM TWO

10' 10" x 8' 10" (3.3m x 2.69m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Built in cupboard and radiator.

BEDROOM THREE

9'1 max' 5'9 min" x 7'6 max' 4'3 min" (2.87m x 2.24m) A single bedroom with UPVC double glazed window to the front elevation overlooking the gardens and communal green. Built in storage cupboard and radiator.



BATHROOM

9' 5" x 5' 4" (2.87m x 1.63m) UPVC obscure double glazed window to the rear elevation, panel enclosed bath, quadrant shower with electric shower, pedestal wash and basin, WC and chrome wall mounted heated towel rail.

GARDENS

To the front of the property the garden is laid to lawn with path leading to the front door. To the rear the garden is enclosed via fencing to either side with bank to the rear and is laid to grass with a raised bed to one side.

GARAGE

Single garage located in a nearby block with up and over door.

COUNCIL TAX

Band B

SERVICES

Mains electricity and water. Private drainage via shared treatment plant.

TENURE

Freehold

Management Charge £50 per calendar month for street lighting, maintenance of the shared treatment plant and grass cutting of the communal green.

