

Asking Price £235,000 Freehold



7 East Fairholme Road

Bude, Cornwall, EX23 8HU








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Key Features

-  1 Bed Bungalow
-  Immaculately presented
-  Short walk to Town Centre and Beaches
-  Garage with parking space
-  Low maintenance rear garden and patio
-  Sought after location
-  Open plan kitchen/dining/living room



EPC Rating **D**

Council Tax Band **B**

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Entrance Hall

Open Plan Living/Dining/Kitchen 8.06m x 4.60m (26ft 5in x 15ft 1in) Max (L Shaped)

A lovely, spacious light and airy room with door leading to the rear garden. Wood effect laminate flooring, electric heaters, inset down lighters, gloss white wall and base kitchen units with modern wood effect work surface over, breakfast bar, built in electric cooker, hob and extractor hood, stainless steel sink unit with drainer, space for washing machine and under counter fridge.

Bedroom 2.76m x 2.69m (9ft x 8ft 9in)

Double, rear aspect room with built in wardrobe, airing cupboard, electric heater and window to the rear garden.

Bathroom 1.86m x 1.67m (6ft 1in x 5ft 5in)

Modern bathroom with white vanity unit, WC, inset basin, bath with electric shower and shower screen. Heated towel rail and extractor fan.

Outside

Newly landscaped, low maintenance, private rear garden, with boundary fencing and patio area perfect for alfresco dining. Garden shed and gate to the rear providing access. Gravelled front garden and garage.

Tenure

Freehold

Services

Mains water and electricity

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Overview

Situated in a highly sought after location is this superbly presented, contemporary 1 bed terraced bungalow, within a short walk of Bude Town Centre and it's Beaches.

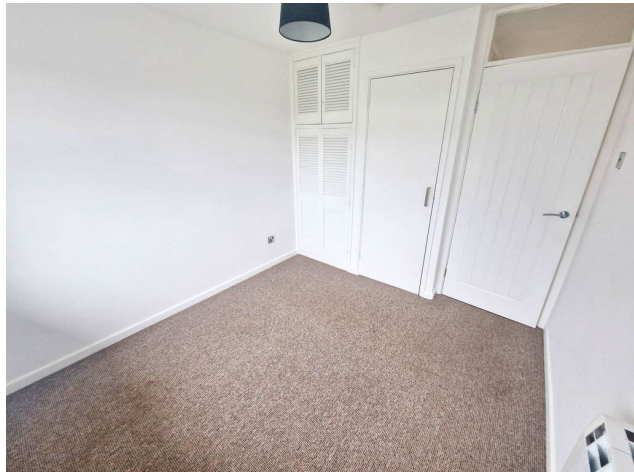
The property comprises, spacious open plan living/dining/kitchen, double bedroom with built in wardrobes, modern bathroom with shower over bath and door off the kitchen to newly landscaped, low maintenance enclosed rear garden with asto turf, patio and garden shed.

Garage with parking, double glazed windows and electric heaters. Council Tax Band B, EPC D.

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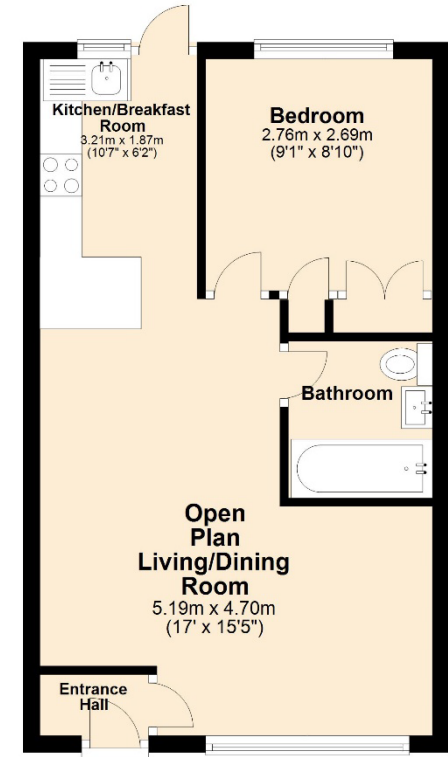
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Ground Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 37.5 sq. metres (403.3 sq. feet)