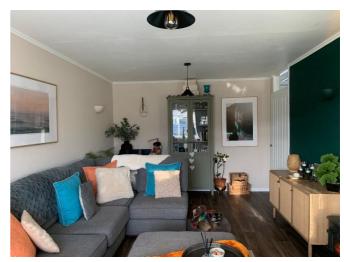


Asking Price £245,000 Freehold







25 East Fairholme Road

Bude, Cornwall, EX23 8HU

www.trace-property.co.uk

Bude, Cornwall, EX23 8HU









Key Features

Immaculately presented 2 bed bungalow

Landscaped garden

Garage

Short walk to Town Centre and Beaches

Gas central heating

uPVC double glazed windows

Very tastefully decorated throughout

Highly sought after quiet residential area

EPC Rating C

Council Tax Band B

25 East Fairholme Road

Bude, Cornwall, EX23 8HU

Entrance Hall

Lounge/Dining Room 5.60m x 3.30m

A lovely, spacious light and airy room with wood effect laminate flooring, radiator, wall and ceiling lights, uPVC double glazed window and door to inner hallway.

Kitchen 2.70m x 2.30m

Modern grey base and wall units, space for washing machine, oven and tall fridge freezer. Wood effect laminate flooring, uPVC double glazed window and door to the rear garden.

Bedroom One 3.30m x 3.30m

Double rear aspect room, carpet, radiator, ceiling light and uPVC double glazed window.

Bedroom Two 2.70m x 2.70m

Front aspect room with wood effect laminate flooring, ceiling light and uPVC double glazed window.

Airing Cupboard 1.70m x 0.80m

Shower Room 2.00m x 1.65m

Large corner shower cubicle with mixer shower, vanity unit with white basin, WC and concealed cistern. Extractor fan.

Outside

Beautifully landscaped rear garden with decked, chipping and lawned areas. Rear gate providing access to pathway and garage. Front garden laid to lawn, with concrete path to front entrance.

Garage

Located in nearby block.

Tenure

Freehold

Services

Mains water, electricity and gas

Overview

Situated in a highly sought after location is this superbly presented, contemporary 2 bed terraced bungalow, within a short walk of Bude Town Centre and it's Beaches.

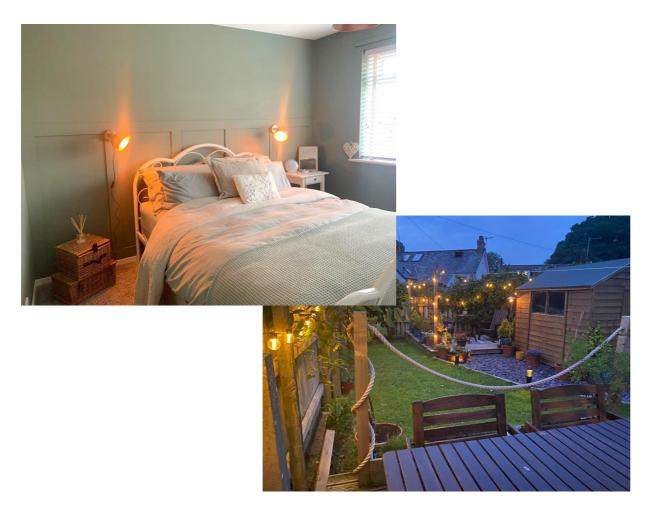
The property comprises, lounge/dining room, modern kitchen with door to rear garden, two bedrooms and shower room.

Garage with parking in front, uPVC double glazed windows and gas fired central heating.

Council Tax Band B, EPC C.

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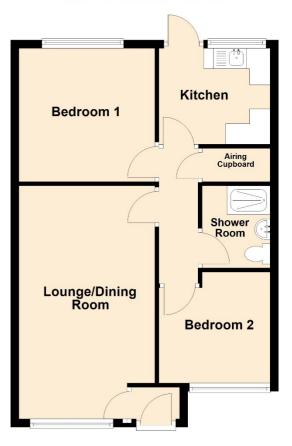
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Ground Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



Total area: approx. 53.0 sq. metres (571.0 sq. feet)



Consumer Regulations: Trace Property have not tested any apparatus, equipment, fixtures or fittings or services to confirm if they are in working order/fit for purpose. Tenure information is supplied by the vendor and no title documents have been checked. A prospective purchaser should satisfy themselves through their conveyancer or surveyor. Floorplans are for illustrative purposes only and are not to scale. Items/furniture photographed are not included within the sale unless agreed otherwise with the seller by separate negotiation. Property details are produced as a general guide only. We encourage you to check broadband speeds and mobile phone signal by visiting https://checker.ofcom.org.uk