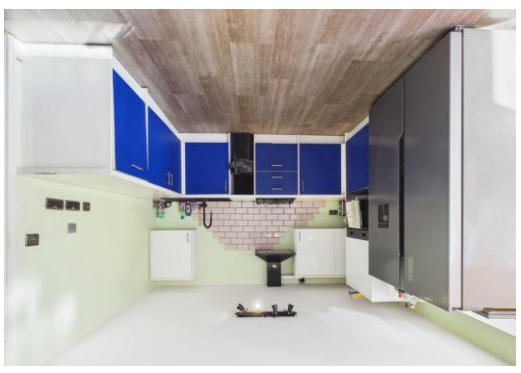
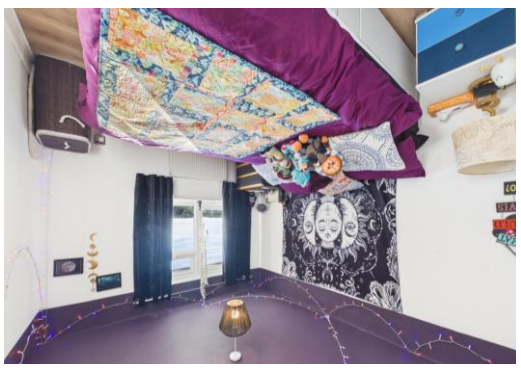
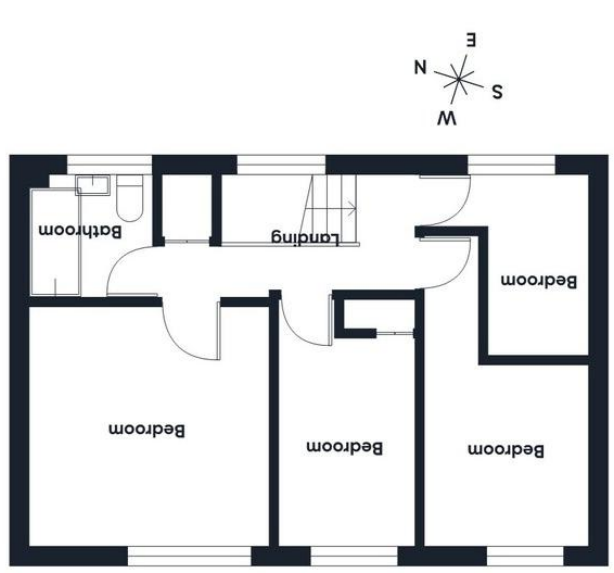








Approximate total area(1)

1129 ft²

104.7 m²







7 Binhamy Close

Bude, Cornwall, EX23 8RX

- Spacious end of terrace family home
- Walking distance to town centre and amenities
- Open plan kitchen dining room, living room with wood burner
- Four bedrooms and a family bathroom
- Large patio area perfect for outdoor entertaining

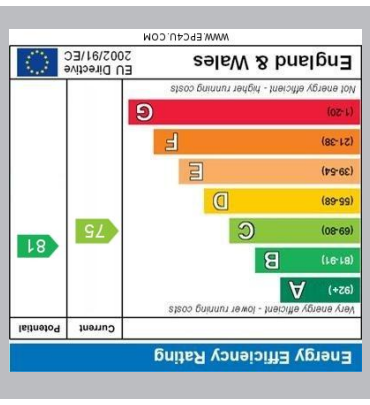
£325,000

32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

The Property Ombudsman

BRITISH PROPERTY AWARDS MULTIPLE ★★★★★ GOLD WINNER ESTATE AGENT IN BUDE



COLWILLS
the property professionals

THE PROPERTY MISDESCRIPTIONS ACT 1991: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 by the seller. The agent has not had sight of the title document.The buyer is advised to obtain verification from their solicitor; Items shown in photographs 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

7 Binhamy Close

Bude, Cornwall, EX23 8RX

£325,000

A spacious end of terrace family home located within walking distance of the town, local schools and beaches.

The accommodation briefly comprises; entrance porch, useful storeroom and utility area, WC, Open plan kitchen dining room with sliding doors out to the rear patio, living room with a multi fuel burner and doors out to the rear. On the first floor there are four bedrooms and a well-appointed bathroom.

Outside, the southerly facing gardens are laid mainly to patio offering multiple seating areas with rear access.

PORCH 7' 1" x 6' 2" (2.16m x 1.88m) Entering via an obscure UPVC double glazed door to entrance porch and store, UPVC double glazed window to the front elevation.

HALL Stairs ascending to the first floor with useful under stairs storage cupboard, inset lighting, cupboard housing the consumer unit, radiator and wood laminate flooring. Door to:-

WC 5' 9" x 2' 11" (1.75m x 0.89m) Fitted with a vanity unit with wash hand basin and storage below, toilet bowl with concealed cistern and wood laminate flooring.

LIVING ROOM 17' 10" x 10' 7" (5.44m x 3.23m) UPVC double glazed french doors to the rear elevations opening out onto the patio seating area, slate hearth with freestanding multi fuel burner, radiator, television point and wood laminate flooring.

KITCHEN/DINING ROOM 15' 7" x 20' 10" (4.75m x 6.35m) A spacious open plan kitchen/dining room that has recently been refitted to comprise of a range of matching deep blue wall and base units with white granite effect worktop, inset 1 1/2 bowl black composite sink with mixer tap over, integrated slimline dishwasher, electric oven with gas cooker with extractor canopy over, space and plumbing for fridge freezer, contemporary wall mounted radiator and wood laminate flooring. Patio door leading out to:-





UTILITY ROOM 6' 5" x 6' 0" (1.96m x 1.83m) Obscure double-glazed window to the side elevation, space and plumbing for washing machine, space for undercounter fridge, fitted worksurface, radiator and wood laminate flooring.

STORE 13' 3" x 5' 11" (4.04m x 1.8m) Useful storage room with radiator and power connected.

FIRST FLOOR UPVC obscure double glazed window to the front elevation, loft hatch access, the loft is mostly boarded and light connected. Door to airing cupboard housing the gas fired combi boiler and wood laminate flooring. Doors serve the following rooms:-

BEDROOM ONE 11' 1" x 11' 1" (3.38m x 3.38m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation with rooftop views towards Lynstone, wood laminate flooring and radiator.

BEDROOM TWO 8' 8" x 7' 9" (2.64m x 2.36m) A double bedroom with a UPVC double glazed window to the rear elevation with rooftop views towards Lynstone. Wood laminate flooring and radiator.

BEDROOM THREE 9' 7" x 6' 4" (2.92m x 1.93m) UPVC double glazed window to the rear elevation with rooftop views towards Lynstone. Door to built-in storage, wood laminate flooring and radiator.

BEDROOM FOUR 8' 6" x 4' 10" (2.59m x 1.47m) UPVC double glazed window to the front elevation, wood laminate flooring and radiator.

BATHROOM 5' 11" x 5' 11" (1.8m x 1.8m) UPVC obscure double-glazed window to the front elevation and white tiled walls. Fitted with a P shaped panelled enclosed bath with glass shower screen, mains fed shower over and central chrome waterfall tap, vanity unit with inset wash hand basin with storage below, toilet bowl with concealed cistern and wall mounted heated towel rail.

OUTSIDE Southerly aspect rear garden which is laid mainly to patio offering plenty of seating area perfect for outdoor dining and entertaining and an outside hot water shower. Space for a garden shed and pedestrian gate to the rear.

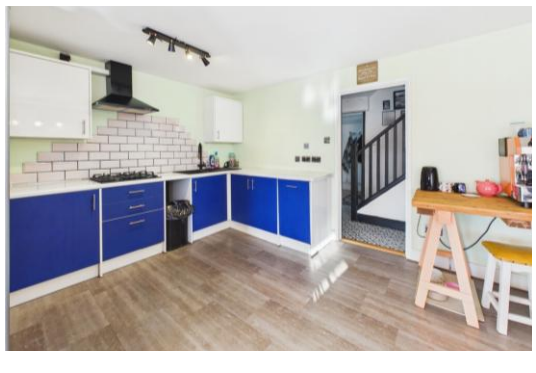
COUNCIL TAX Band B

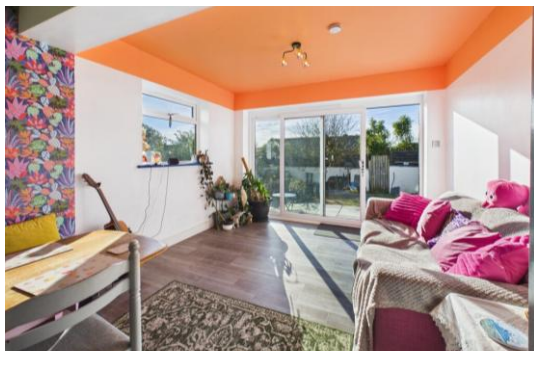
SERVICES All mains services are connected.

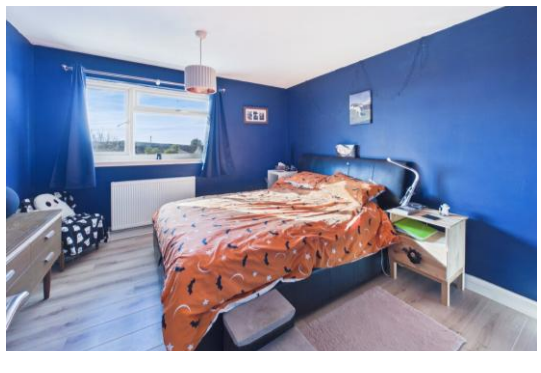
TENURE Freehold

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 Esso station and up the hill. Take the third turning on the right (opposite the secondary school) into Treleven Road and following this road around to the right and turn right into Binhamy Close. The property will be located a short distance along the footpath on the left hand side.







COLWILLS

the property professionals