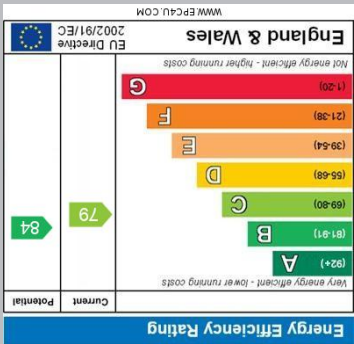
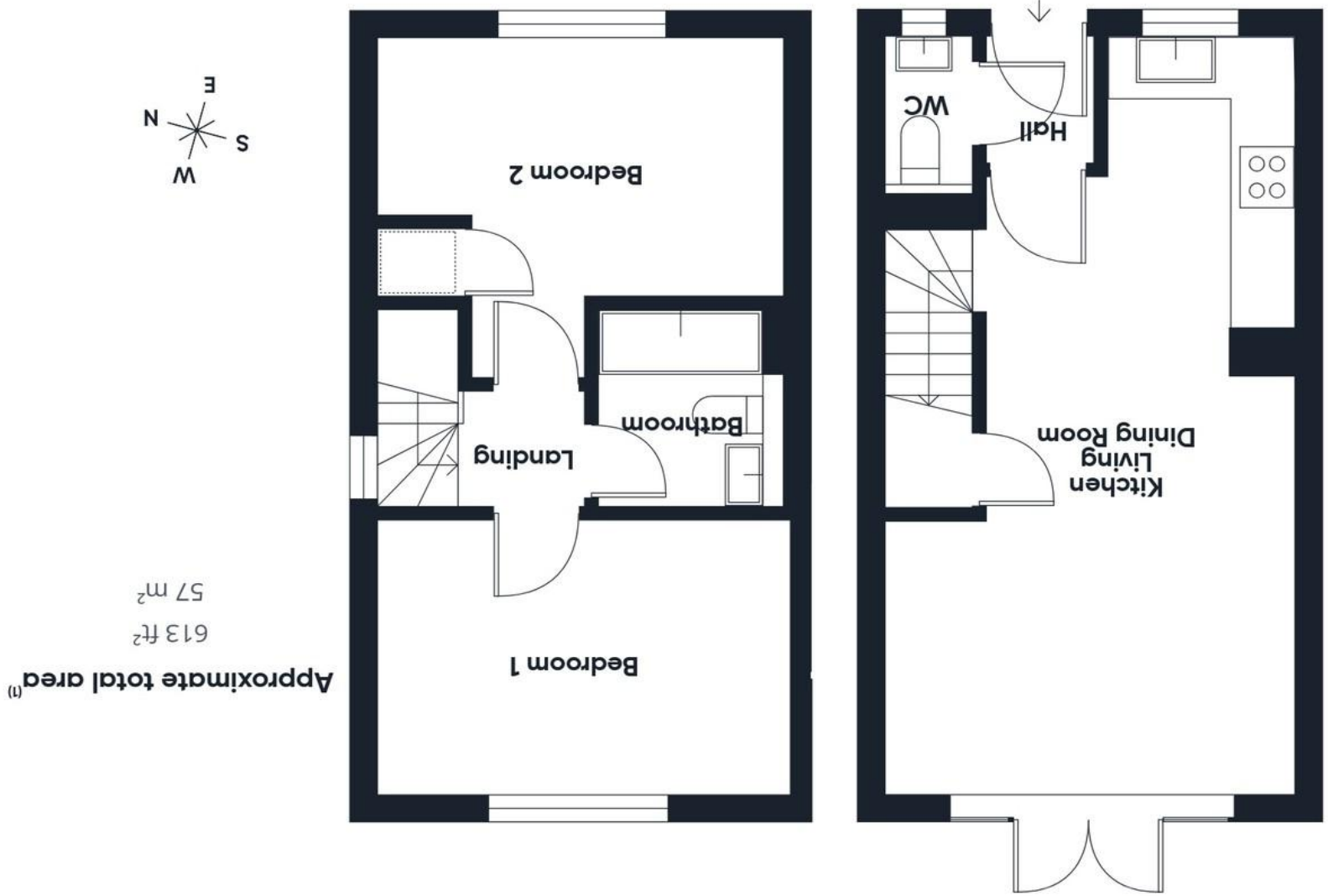


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displaying, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. 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.



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the property professionals



4 Pintail Close

Bude, Cornwall, EX23 8FQ

- Immaculate end of terrace home
- Two double bedrooms, family bathroom
- Open plan kitchen/dining/living space
- Cloakroom/WC, two parking spaces to front
- Beautiful landscaped garden to rear



£235,000



4 Pintail Close

Bude, Cornwall, EX23 8FQ

£235,000

4 Pintail Close is an immaculately presented two-bedroom end-of-terrace home, occupying a prime position within the highly regarded Shorelands development. As the largest design of its type on the development, the property offers spacious and well-appointed accommodation, all within easy walking distance of the town centre, local schools, shops, and amenities.

The stylish and contemporary interior comprises an entrance hall, a convenient ground floor cloakroom/WC, and a superb open-plan kitchen, dining, and living room complete with integrated appliances, two first floor double bedrooms and a modern bathroom.

Outside, there are two off-road parking spaces with side access leading down to an enclosed and beautifully landscaped Westerly facing rear garden – the perfect entertaining space.

ENTRANCE HALL Part glazed entrance door leads into the entrance hall with tiled flooring and radiator. Doors serve the following rooms:-

CLOAKROOM 5' 1" x 3' 2" (1.55m x 0.97m) Low-level WC with concealed cistern, pedestal wash hand basin, tiled flooring and a double glazed window to the front elevation.

KITCHEN/DINING/LIVING ROOM 23' 8" x 13' 3 max" (7.21m x 4.04m) A stylish and contemporary open-plan kitchen, dining, and living space, thoughtfully designed to maximise natural light and create a seamless connection with the outdoors. Double-glazed French doors open directly onto the garden, complemented by matching glazed side panels that flood the room with light throughout the day. The space is further enhanced by laminate wood-effect flooring, two radiators, and a staircase rising to the first floor, beneath which a generous storage cupboard makes excellent use of the space.

The kitchen area is fitted with a matching range of wall and floor cupboards with worksurfaces over, stainless steel sink and drainer and built-in appliances to include: fridge/freezer, oven, gas/hob with extractor over, built-in washing machine, wall mounted gas central heating boiler, double glazed window to front elevation and tiled flooring

LANDING Turning staircase ascends to the first floor landing with double glazed window to side elevation and doors serving the following rooms:-

BEDROOM ONE 13' 4" x 9' 2" (4.06m x 2.79m) A bright and spacious principal double bedroom with a UPVC double glazed window to rear elevation with partial sea views in the distance. Radiator.

BEDROOM TWO 13' 3" x 8' 5" (4.04m x 2.57m) A spacious double bedroom with a UPVC double glazed window to front elevation. Radiator, access to loft space and built-in storage cupboard over stairs

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m) Fitted with a modern white suite being complimented with chrome taps and fitments comprising; paneled bath with shower over and fitted glass screen, low-level WC with concealed cistern, wall hung wash hand basin with semi pedestal, heated towel rail, recessed ceiling spotlights and extractor fan.

OUTSIDE To the front of the property there is hard standing providing two off-road parking spaces. Gated side access leads down to an enclosed westerly facing rear garden which has been beautifully landscaped and is laid partly to lawn with complimentary planting borders and two patios with large garden shed.



COUNCIL TAX Band B

SERVICES All mains services are connected

TENURE Freehold. Estate service charge TBC



Directions

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit. Stay on this road, following around the development, taking the second turning left into Fulmar Road and then left again into Pintail Close and the property will be located a short distance along on the left hand side.



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