



BUDE

GUIDE PRICE **£310,000**

Modern 3 Bed Family Home with Garden, Garage & Parking



3 Bedrooms



2 Bathrooms



1 Reception Room



EPC Rating: B (84)

**MILLER**  
TOWN & COUNTRY





- » Nearly New Modern Home
- » Spacious Kitchen Diner with Patio Doors
- » Three Bedrooms, Principal Bedroom En Suite
- » Enclosed Rear Garden
- » Garage & Driveway
- » Remainder of 10 Year NHBC Warranty
- » Within Walking Distance to Local Amenities

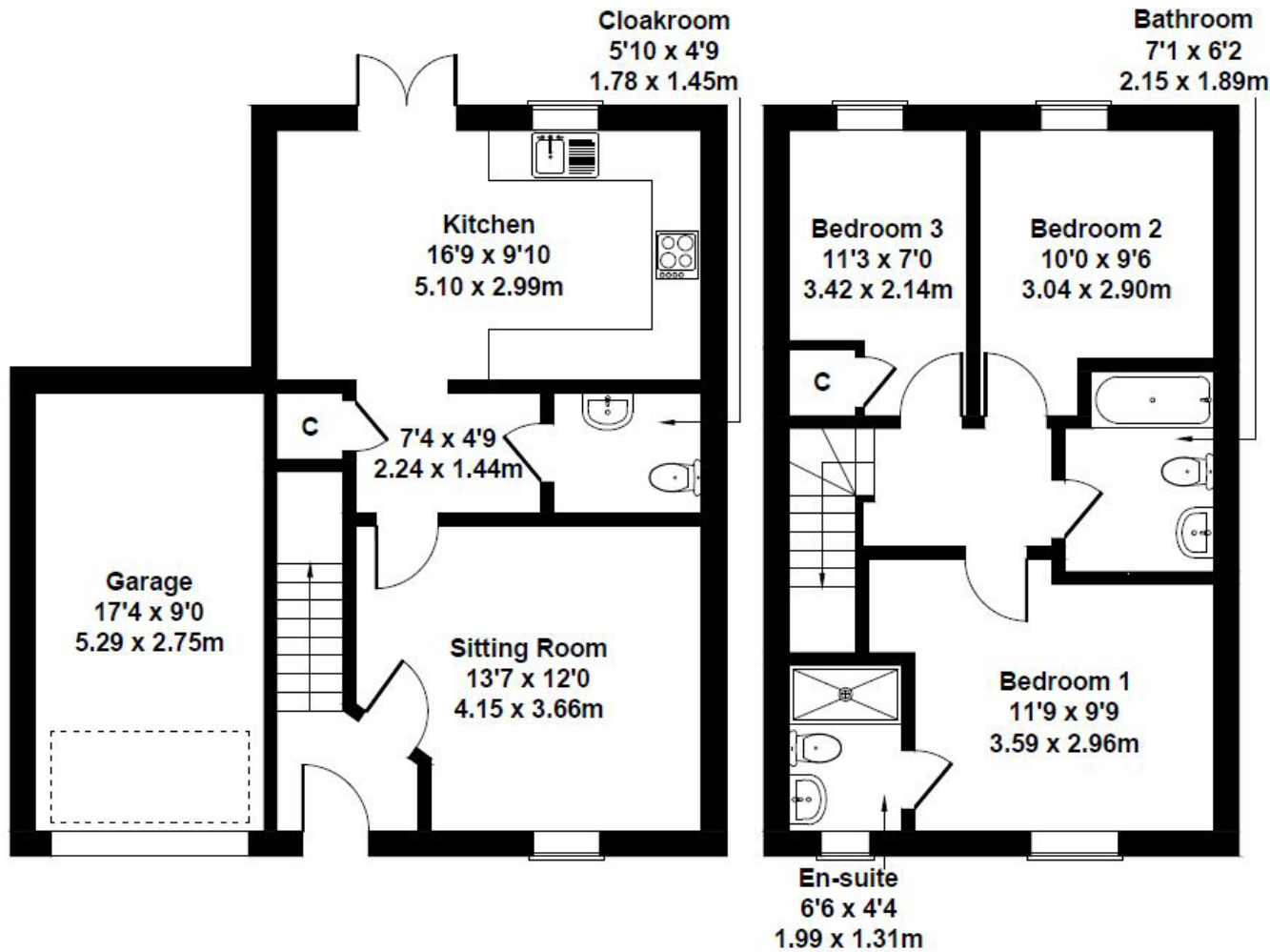
## The Property

This modern, end terraced family home has the benefit of the remaining 10 year NHBC warranty and is well presented throughout. On the ground floor is an entrance hallway, sitting room, cloakroom and kitchen diner. The 16ft kitchen diner offers plenty of space for hosting and entertaining, being well equipped with integrated appliances including fridge, freezer, oven, hob, dishwasher and washing machine! Double doors lead out to the garden, being predominately laid to lawn - a great blank canvas! Upstairs three bedrooms can be found, two of which are doubles and the main bathroom. The principal bedroom offers an en suite shower room. Outside there is a front garden laid to lawn with a path approaching the front door, the driveway to the side provides off road parking for 2 vehicles and a single garage with power and light connected.

## Location

Situated on the fringe of the popular North coast town of Bude and within walking distance of a range of amenities such as supermarkets including Morrisons and Lidl, retail outlets and leisure facilities including swimming pool. The popular market town of Stratton (cont)

Approximate Gross Internal Area  
1087 sq ft - 101 sq m



## GROUND FLOOR

## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## Location (cont)

benefits from public houses, general stores / post office, hospital & primary school. The coastal town of Bude offers several attractive sandy beaches and stunning coastal walks, primary and secondary schooling, all weather floodlit tennis court and an 18 hole golf course.

## Ground Floor

Kitchen 16'9" x 9'10"

Sitting Room 13'7" x 12'0"

Rear Hall 7'4" x 4'9"

Cloakroom 5'10" x 4'9"

## First Floor

Bedroom 1 11'9" x 9'9"

En-Suite 6'6" x 4'4"

Bedroom 2 10'0" x 9'6"

Bedroom 3 11'3" x 7'0"

Bathroom 7'1" x 6'2"

Garage 17'4" x 9'0"

## Outside

Driveway parking & garage. Enclosed rear garden.

**Services:** Mains gas, electricity, water and drainage.

**Council Tax Band:** C

**Tenure:** Freehold





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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