



23 Bramble Hill



Town Centre 0.1 miles - Widemouth Bay
3.3 miles - Launceston (A30) 19.5 miles

A well presented detached house situated in a convenient position within the town.

- Popular Town Location
- 4 Bedrooms (1 En Suite)
- Kitchen / Breakfast Room
- Sitting Room
- Dining Room
- Utility Room
- Bathroom & WC
- Terraced Garden
- Freehold
- Council Tax Band E

Guide Price £525,000

SITUATION

The property is located in a popular residential area just a short walk from the town centre. Bude is a popular family holiday destination with extensive sandy beaches, superb cliff walks along the spectacular North Cornish coastline or the historic Bude canal. The town has a variety of shopping amenities and a choice of restaurants and cafes. There are many leisure activities close at hand with 18 and 9 hole golf courses, an indoor swimming pool and an outdoor naturally-fed sea pool, squash, rugby, football, tennis, bowls and hockey clubs are well supported. Sea and coarse fishing are also enjoyed. Educational amenities are available to A-level standard and are provided by a school which enjoys a reputation and status as one of sporting excellence.

DESCRIPTION

A deceptively spacious detached residence comprising; kitchen/breakfast room, sitting room, dining room, 4 bedrooms (1 en suite), utility room, WC, family bathroom and an enclosed terraced garden.

ACCOMMODATION

Front door leads into the entrance hall with doors off and stairs rising to the first floor. The kitchen/breakfast room is a generous size and offers a range of wall mounted cupboards, base units and drawers, inset sink, space for a "Stoves" range cooker, extractor hood, integrated dishwasher, fridge and a door leading through to the utility room which has further worktop space with space for appliances and a door to the side of the property which leads to the garden.

The dining room is accessed from the kitchen and provides excellent space for entertaining and in turn leads through to the sitting room which has a gas fire and sliding doors leading out to the front of the property.

The ground floor accommodation is completed by a WC and two double bedrooms.

The first floor offers a landing with built in storage, two further double bedrooms and a family bathroom offering a bath, shower, WC and a wash hand basin. Bedroom 1 enjoys impressive views over the town and across to the countryside beyond and also benefits from an en suite shower room with a WC and wash hand basin.

OUTSIDE

To the front, the property has a substantial area of hardstanding providing off road parking for 2-3 vehicles. The enclosed rear garden is terraced with steps leading up to a raised area with stocked flower beds and laid with patio and gravel with a covered area, offering an ideal setting for al fresco dining.

SERVICES

Mains water, gas, drainage and electricity. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

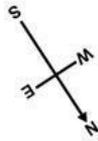
DIRECTIONS

From The Strand, take the first exit on the roundabout onto Bencoolen Road, then take the first left onto Killerton Road. Continue for 0.2 miles and take the left hand turning onto Holnicote Road, proceed to the end of the road and then turn left onto Broadclose Hill, follow the road for 0.1 miles and take the left hand turning onto Bramble Hill, after a short distance you will see the property on your left.

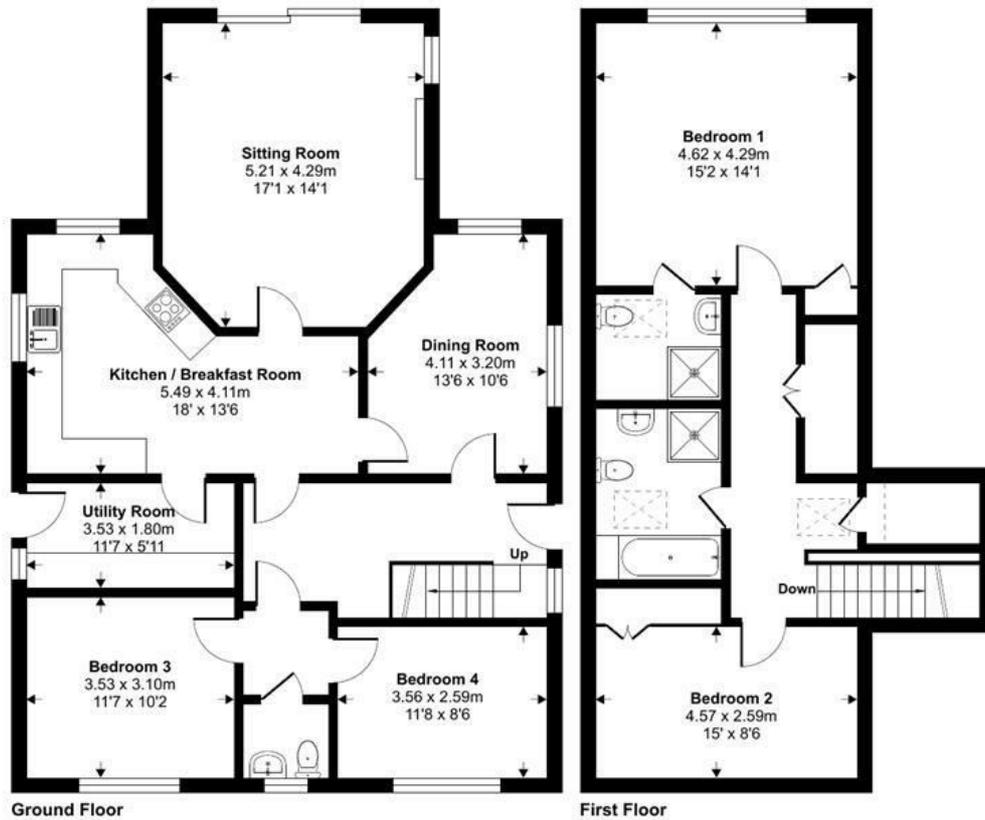
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Approximate Area = 1711 sq ft / 159 sq m
 Limited Use Area(s) = 18 sq ft / 2 sq m
 Total = 1729 sq ft / 161 sq m
 For identification only - Not to scale



Denotes restricted head height

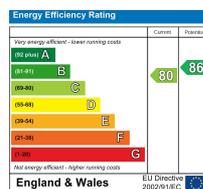


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Stags. REF: 818042.

These particulars are a guide only and should not be relied upon for any purpose.

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