



Bond
Oxborough
Phillips

Changing Lifestyles

Kynance
Crescent Close
Widemouth Bay
Bude
Cornwall
EX23 0AE

Asking Price: £535,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Kynance, Crescent Close, Widemouth Bay, Bude, Cornwall, EX23 0AE



- Immaculately presented detached bungalow
- 4 bedrooms (1 ensuite)
- Short walk to Widemouth Bay Beach
- Extensively updated to a high standard
- Flexible home office/bedroom 4
- Principal bedroom with modern en-suite shower room
- Spacious living room with wood-burning stove
- Contemporary kitchen/dining room with central island
- Useful utility room
- Stylish family bathroom
- Generous enclosed gardens with patio and decking
- Extensive gravelled off-road parking



An exceptional 4 bedroom (1 ensuite) detached bungalow, extensively renovated and finished to a superb contemporary standard throughout, situated within a cul-de-sac location only a short walk from the beach at Widemouth Bay.

The spacious and well-planned accommodation briefly comprises an entrance hall, generous living room with wood-burning stove, a stylish open-plan kitchen/dining room with central island and doors opening onto the garden, together with a useful utility room. There are 4 bedrooms in total, with the principal bedroom benefiting from a modern en-suite shower room, complemented by a family bathroom and flexible fourth bedroom/home office.



Externally, the property enjoys generous enclosed gardens, extensive gravelled off-road parking and attractive areas of patio and decking, ideal for outdoor dining and entertaining. Internal viewing is highly recommended to appreciate the quality of finish, versatile layout and excellent coastal position on offer. EPC Rating D. Council Tax Band D.

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Kynance enjoys a superb location within a short walk of the sandy bathing beach of Widemouth Bay which is set amongst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty, and popular bathing beaches providing a whole host of water sports and leisure activities together with its many breathtaking clifftop coastal walks etc and popular eateries. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, and recreational facilities together with its 18 hole links golf course, and fully equipped leisure centre. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 30 miles in the north easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton, and the M5 motorway.



Property Description

Entrance Hall

Living Room - 15'7" x 11'6" (4.75m x 3.5m)

Kitchen - 13'7" x 9'7" (4.14m x 2.92m)

Dining Room - 17'6" x 7'11" (5.33m x 2.41m)

Utility Room - 4'11" x 7'11" (1.5m x 2.41m)

Bedroom 1 - 11'4" x 15'9" (3.45m x 4.8m)

Ensuite - 5'1" x 7'7" (1.55m x 2.3m)

Bedroom 2 - 8'6" x 9'10" (2.6m x 3m)

Bedroom 3 - 11'1" x 7'11" (3.38m x 2.41m)

Office/Bed 4 - 6'11" x 8' (2.1m x 2.44m)

Bathroom - 6'5" x 5' (1.96m x 1.52m)

Outside - The property is approached over a generous gravelled driveway providing extensive off-road parking for several vehicles. A pedestrian gate leads through to the enclosed gardens, which have been attractively arranged to provide a level

Outside Cont'd - lawn, broad patio seating area adjoining the property and a raised decked area at the far end of the garden.

The gardens are enclosed by contemporary timber fencing, providing a good degree of privacy, with a useful timber garden shed and space for outdoor furniture, entertaining and family use.

EPC - Rating D

Council Tax - Band D

Services - Oil fired central heating. Mains electric, water and drainage.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

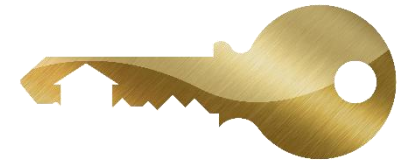


Floorplan

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Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into The Crescent then right into Crescent Close. Follow the road and Kynance will be found straight ahead as you drive into the cul-de-sac.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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