Bond Oxborough Phillips

Changing Lifestyles

20 Anthony Close
Poughill
Bude
Cornwall
EX23 9HD

Asking Price: £295,000 Freehold







01288 355 066
bude@boppproperty.com

20 Anthony Close, Poughill, Bude, Cornwall, EX23 9HD

- Detached 2 bedroom bungalow
- Distant countryside and sea views
- Village Location
- Spacious lounge/dining room
- Fitted kitchen
- 2 good-sized double bedrooms
- Modern bathroom suite
- Driveway parking
- Useful garage
- Attractive front and rear gardens
- Paved rear seating area
- Convenient for Bude, beaches and coastal walks











Changing Lifestyles

01288 355 066
bude@boppproperty.com

20 Anthony Close, Poughill, Bude, Cornwall, EX23 9HD

Changing Lifestyles

An opportunity to acquire this well-presented 2 bedroom detached bungalow, pleasantly situated within the sought-after village of Poughill, close to Bude and the North Cornish coast. The property offers generous single-storey accommodation including a spacious lounge/dining room, fitted kitchen with adjoining utility area, 2 double bedrooms and a modern bathroom.

Externally, the property benefits from driveway parking, a detached garage and attractive gardens to both the front and rear. The rear garden enjoys a paved seating area, established planted borders and a lawned section, whilst the front garden and approach enjoy distant views towards the coast and sea.

A superb home for those seeking manageable accommodation in a convenient village setting, within easy reach of Bude town centre, local amenities, beaches and coastal walks.

Situation

The property lies within this most attractive and characterful village, with a popular local pub within short walking distance. Northcott Mouth is 1 mile away and lies amidst the rugged North Cornwall coastline famed for its many areas of outstanding natural beauty and bathing beaches. The popular coastal town of Bude is just a 5 minute drive and supports a comprehensive range of shopping, schooling and recreational facilities together with an 18 hole links golf course and fully equipped leisure centre.

Entrance Porch - 5' x 4'9" (1.52m x 1.45m)

Lounge/Diner - 17'11" x 11'7" (5.46m x 3.53m)

Kitchen - 10'4" x 11'8" (3.15m x 3.56m)

Hallway

Bedroom 1 - 12'2" x 10'4" (3.7m x 3.15m)

Bedroom 2 - 10'1" x 10'6" (3.07m x 3.2m)

Bathroom - 5'6" x 6'8" (1.68m x 2.03m)

Outside - The property is approached over a driveway providing off-road parking and access to the garage. The front garden is principally laid to lawn with established shrubs, hedging and planted borders, enjoying an open outlook with distant views towards the coastline and sea.

To the rear, the garden provides an attractive and private outdoor space, comprising a paved patio adjoining the property, ideal for seating and dining, together with areas of lawn, mature shrubs and well-stocked flower borders. Access to two useful utility/store outbuildings. A pathway continues around the side of the bungalow, providing useful access between the front and rear gardens.

Garage - 16'6" x 8'6" (5.03m x 2.6m)

Utility - 5'6" x 2'6" (1.68m x 0.76m)

Store Room - 2' x 2'8" (0.6m x 0.81m)

EPC - Rating D.

Council Tax - Band C

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.





01288 355 066
bude@boppproperty.com

20 Anthony Close, Poughill, Bude, Cornwall, EX23 9HD



Directions

From Bude town centre proceed in a northerly direction for approximately 1.5 miles through to Flexbury and into Poughill. Upon entering the village turn left signposted Northcott Mouth. Proceed for approximately ¼ of a mile and turn right into the entrance to Trelawney Avenue, take the next turning into Anthony Close and continue on this road taking the next right into the cul de sac whereupon the property will be found after a short distance on your left hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

