



Bond
Oxborough
Phillips
Changing Lifestyles

24 Bangors Green
Poundstock
Bude
Cornwall
EX23 0DR

Asking Price: £315,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

24 Bangors Green, Poundstock, Bude, Cornwall, EX23 0DR



- Spacious 4 bedroom semi-detached residence
- Attractive double-fronted design overlooking communal green
- Pleasant cul-de-sac position within the popular village of Poundstock
- Generous dual-aspect living room with feature woodburning stove
- Enclosed, low-maintenance rear garden with useful timber storage sheds
- Off-road parking
- Oil-fired central heating complemented by uPVC double glazing
- EPC: D
- Council Tax Band: B



Changing Lifestyles

01288 355 066
bude@bopproperty.com

An opportunity to acquire this spacious and well-proportioned 4 bedroom, 1 ensuite, double-fronted semi-detached residence, occupying a pleasant cul-de-sac position within the popular village of Poundstock. Enjoying an attractive outlook over the communal green to the front, the property offers generous and versatile accommodation throughout, whilst presenting excellent scope for a purchaser to personalise and update to their own taste.

The accommodation briefly comprises a welcoming dual-aspect living room with a feature woodburning stove, separate dining room with French doors opening onto the rear garden, and a fitted kitchen with a range of wall and base mounted units and integrated appliances. A useful utility area provides additional space for white goods.

On the first floor are 4 bedrooms, including 2 comfortable double bedrooms and 2 generous single bedrooms. The principal bedroom benefits from an ensuite shower room, whilst the remaining bedrooms are served by a family bathroom.

Outside, the property enjoys an enclosed, low-maintenance rear garden with a raised decked seating area and useful timber storage sheds. To the front, off-road parking is available for 2 vehicles, with the property overlooking an attractive communal green.

Further benefits include oil-fired central heating and uPVC double glazed windows throughout. An internal viewing is highly recommended to appreciate the generous accommodation, pleasant position and potential this property has to offer.

The property occupies a convenient location in this pleasant North Cornish rural village with nearby access onto the main A39 Atlantic Highway. The popular coastal town of Bude is some 5 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18-hole golf course and fully equipped leisure centre. The nearby rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches provides a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks. The bustling market town of Holsworthy lies approximately 13 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 8'1" x 6'1" (2.46m x 1.85m)

Living Room - 18'5" x 13'4" (5.61m x 4.06m)

Dining Room - 9'8" x 11'9" (2.95m x 3.58m)

Kitchen - 10'11" x 9'10" (3.33m x 3m)

Utility Room - 5'8" x 5'11" (1.73m x 1.8m)

Rear Porch - 6'3" x 3'6" (1.9m x 1.07m)

First Floor Landing

Bedroom 1 - 12'2" x 9'10" (3.7m x 3m)

Ensuite - 4'6" x 9'4" (1.37m x 2.84m)

Bedroom 2 - 9'11" x 12'3" (3.02m x 3.73m)

Bedroom 3 - 8'2" x 12'4" (2.5m x 3.76m)

Bedroom 4 - 9'11" x 6'11" (3.02m x 2.1m)

Bathroom - 5'2" a 8'4" (1.57m a 2.54m)

Outside - To the front of the property is a generous gravelled area providing off-road parking for 2 vehicles, enjoying a pleasant outlook over the communal green opposite. The enclosed rear garden is designed for ease of maintenance, being principally laid to gravel with a raised timber decked seating area accessed via French doors from the dining room. The decking would benefit from some attention. Further benefits include 2 useful timber storage sheds, an oil storage tank and gated pedestrian access.

Services - Oil fired central heating, mains water, drainage, electric.

Council Tax - Band B

EPC - Rating D

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.

Mobile Coverage		Broadband	
EE	●	Basic	27 Mbps
Vodafone	●		
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

24 Bangors Green, Poundstock, Bude, Cornwall, EX23 0DR

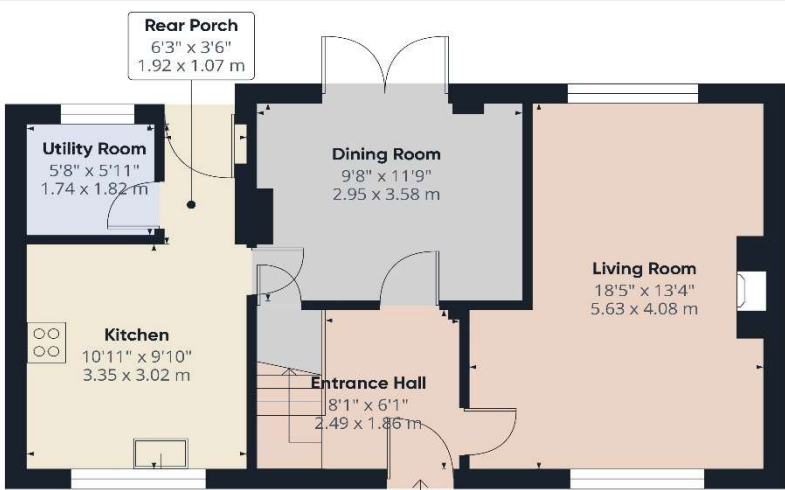


Have a property to sell or let?

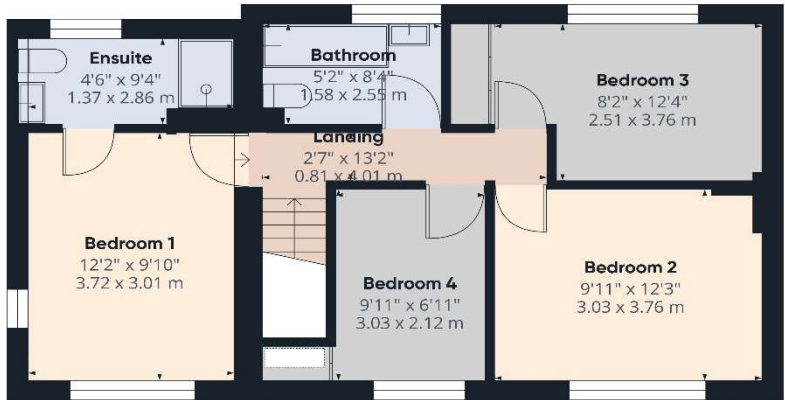
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1109 ft²
103 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From Bude Town Centre proceed out of the Town towards Stratton and turn right opposite the Esso Service station into Kings Hill and upon reaching the A39 turn right signposted Camelford continue for approximately 4 miles. Upon reaching Poundstock, turn left sign posted Week Orchard. Proceed along this road turning left into Bangors Green whereupon number 24 will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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

Changing Lifestyles

01288 355 066
bude@boproperty.com