



Bond
Oxborough
Phillips

Changing Lifestyles

10 Orchard Close
Poughill
Bude
Cornwall
EX23 9ES

Asking Price: £345,000 Freehold



Changing Lifestyles

01288 355 066
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10 Orchard Close, Poughill, Bude, Cornwall, EX23 9ES



- 2 BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED BUNGALOW
- SOLAR PANELS
- REAR GARDEN
- TERRACED DECKING AREA ENJOYING PLEASANT VIEWS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GARAGE
- POPULAR NORTH CORNISH VILLAGE LOCATION
- EPC: B
- COUNCIL TAX BAND: C



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An exciting opportunity to acquire this well presented 2 bedroom detached bungalow occupying an elevated position in this sought after residential location in the popular North Cornish Village of Poughill. The property offers well presented, spacious and comfortable accommodation throughout and briefly comprises a lounge/diner, conservatory with terraced decking area, kitchen, utility room, 2 double bedrooms and bathroom. The property also benefits from solar panels a generous rear enclosed garden, garage and driveway providing ample off road parking. Ideally suiting those looking for investment whilst equally appealing as a comfortable home. By appointment only.

Poughill itself is a most attractive self-contained village situated a short distance away from the rugged North Cornish coastline and supports a convenient range of local village amenities including places of worship and public house. Northcott Mouth is approximately 1 mile and lies amidst the rugged North Cornwall coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude lies some 1.5 miles and supports a comprehensive range of shopping, schooling and recreational facilities together with an 18 hole links golf course and fully equipped leisure centre. The bustling town of Holsworthy lies some 10 miles inland and the port of Bideford is easily accessible off the A39 lying some 28 miles in a north easterly direction.

Entrance Porch

Entrance Hall

Lounge/Diner - 20'4" x 10'10" (6.2m x 3.3m)

Light and airy reception room with brick feature fireplace housing log burner. Window to side elevation and sliding double glazed UPVC door to:

Conservatory - 12'6" x 9'9" (3.8m x 2.97m)

Elevated views over the surrounding countryside with sea glimpses. Door to terraced decking area.

Kitchen - 10'7" x 7'10" (3.23m x 2.4m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, built in 4 ring Zanussi electric hob with Zanussi double oven, space and plumbing for dishwasher and washing machine. Under counter space for fridge and freezer. Built in airing cupboard housing hot water cylinder. Window to side elevation, door to:

Rear Porch - 10'7" x 3'4" (3.23m x 1.02m)

Windows to side and front elevation. Door to outside.

Bedroom 1 - 13'4" x 10'8" (4.06m x 3.25m)

Double bedroom with window to rear elevation.

Bedroom 2 - 9'11" x 9'2" (3.02m x 2.8m)

Window to rear elevation.

Bathroom - 7'10" x 5'6" (2.4m x 1.68m)

Enclosed panel bath with electric shower over, pedestal wash hand basin, low flush WC, heated towel rail and window to side elevation.

Outside

- To the front of the property is a driveway providing ample off road parking and access to the garage. A low maintenance front garden is laid with gravel with access hatch to useful storage area under the Conservatory. The enclosed rear gardens are tiered with a large patio area adjoining the residence and mature hedge borders. A pedestrian path to the side of the bungalow leads to a pleasant decked area at the front of the property adjoining the Conservatory providing an ideal spot for al fresco dining enjoying pleasant views.

Garage - 15'11" x 8'3" (4.85m x 2.51m)

Up and over garage door with power and light connected. Window to rear elevation and door to outside.

Services

- Mains water, electric and drainage. Oil fired central heating. Solar Panels providing additional income.

EPC - Rating B

Council Tax - Band C



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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.

Directions

From Bude town centre proceed out of the town along Golfhouse Road leading into Poughill Road and upon entering the village of Poughill turn left into Orchard Close immediately prior to The Preston Gate Inn. Continue into the cul-de-sac for a short distance whereupon a private entrance lane will be found on your right hand side with number 10 located in the right hand corner of the cul de sac.

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

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