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Changing Lifestyles

5 Burgess Close
Poughill
Bude
Cornwall
EX23 9EB

Asking Price: £399,950 Freehold



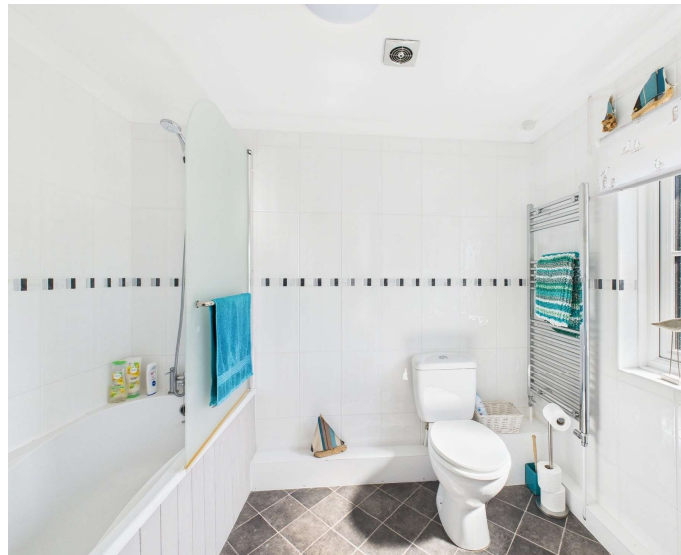
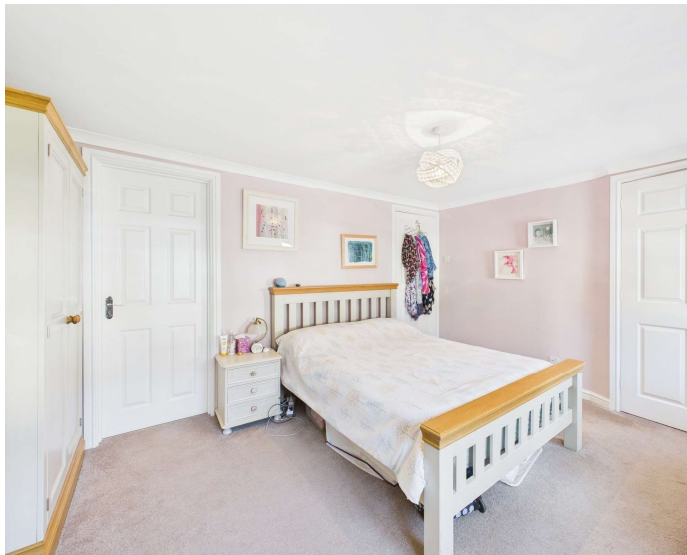
Changing Lifestyles

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5 Burgess Close, Poughill, Bude, Cornwall, EX23 9EB



- 3 BEDROOMS
- 1 ENSUITE
- SUPERBLY PRESENTED HOME
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- GARAGE
- ENCLOSED REAR GARDEN
- A SHORT DISTANCE FROM THE TOWN CENTRE AND LOCAL BEACHES
- EPC -TBC
- COUNCIL TAX BAND - D



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Situated in this desirable residential development in this highly sought after North Cornish village being a short distance from the town centre and local beaches, this 3 bedroom (1 ensuite) link detached residence offers superbly presented and comfortable accommodation throughout. With a rear garden, entrance driveway and attached garage. Viewings highly recommended. EPC Rating - TBC, Council tax band - D.

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. The adjoining coastal resort of Bude offers an extensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports activities together with many nearby breathtaking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the Port Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 6'1" x 5'11" (1.85m x 1.8m)
Doors to lounge, kitchen/diner and WC. Stairs to first floor landing.

Lounge - 19' x 11'7" (5.8m x 3.53m)
This light and airy room benefits from a window to the front elevation and patio doors to the rear elevation overlooking the garden. A feature fire place with wood surround currently housing an electric fire but could be reinstated subject to necessary works.

Kitchen/Diner - 19'1" x 10'8" (5.82m x 3.25m)
A range of base and wall units with laminate roll edge worktops over incorporating a sink/drainage unit with mixer tap and electric hob with extractor hood over. Integrated eye level oven and dish washer. Space for fridge/freezer. Ample space for family dining table. Windows to the front and rear elevations. Door to utility room.

Utility - 6'9" x 5'11" (2.06m x 1.8m)
Laminate roll edge worktop with space for washing machine below, a range of wall mounted cupboards and oil fired boiler. Window and door to rear elevation.

WC - 6' x 2'5" (1.83m x 0.74m)
Low level WC and vanity unit with hand wash basin.

First Floor Landing - 8'2" x 3'8" (2.5m x 1.12m)
Spacious landing with doors to bedrooms and bathroom. Window to the rear elevation. Loft hatch.

Bedroom 1 - 13'8" x 10'7" (4.17m x 3.23m)
Windows to the front elevation. Built in wardrobe. Door to Ensuite

Ensuite - 7' x 4'3" (2.13m x 1.3m)
Comprising a shower cubicle with mains fed shower over, low level WC and vanity units with hand wash basin over. Chrome heated towel rail. Frosted window to the rear elevation. Extractor fan.

Bedroom 2 - 11'8" x 10'7" (3.56m x 3.23m)
Windows to the front and side elevations. Built in wardrobes

Bedroom 3 - 8'6" x 8'1" (2.6m x 2.46m)
Window to rear elevation. Built in wardrobe.

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Bathroom - 8'1" x 6' (2.46m x 1.83m)
This modern suite comprises a enclosed panel bath with shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Frosted window to rear elevation.

Garage - 17'9" x 10'4" (5.4m x 3.15m)
Up and over garage door to the front elevation and single pedestrian door to the rear leading into the garden. Overhead storage and light and power connected. Window to the rear elevation.

Outside - The front of the property provides two parking spaces and access to attached garage. The rear garden is mainly laid to artificial grass and gravel with mature flower beds bordering, a raised deck and further patio area providing the perfect space for al fresco dining.

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

EPC Rating - TBC

Council Tax Band - D

Mobile Coverage		Broadband	
EE	●	Basic	11 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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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 passing through Flexbury into Poughill Road and upon entering the village of Poughill Village take the left hand turning towards Northcott, the entrance to Burgess Close will be found within a short distance on the left hand side whereupon Number 5 will be found straight ahead.

EPC HERE

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