



Bond
Oxborough
Phillips

Changing Lifestyles

Gwel Teg
Madeira Drive
Widemouth Bay
Bude
Cornwall
EX23 0AJ

Asking Price: £750,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Gwel Teg, Madeira Drive, Widemouth Bay, Bude, Cornwall, EX23 0AJ



- MODERN DETACHED RESIDENCE
- 4 BEDROOM
- 1 ENSUITE
- WITHIN A STONES THROW OF WIDEMOUTH BAY BEACH
- LARGE GARDEN
- USEFUL DETACHED STUDIO/HOBBIES ROOM
- SEA & COUNTRYSIDE VIEWS
- OFF ROAD PARKING
- EPC: B
- COUNCIL TAX BAND: E



An exciting opportunity to acquire this modern 4 bedroom (1 ensuite) detached house situated within 'a stones throw' from the very popular beach at Widemouth Bay with stunning sea and countryside views. The residence offers superbly presented accommodation throughout with a generous terraced decking area and large gardens to rear with a useful studio/hobbies room. Off road parking area to the front of the property. Ideally suiting those looking for a holiday home/ investment, whilst equally appealing as a family home.



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Gwel Teg enjoys a most fantastic location within a stones throw of the sandy bathing beach. Widemouth Bay is set 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 water sports and leisure activities together with its many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schooling 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 a 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 - 16'11" x 6'7" (5.16m x 2m)

Light and airy entrance area with underfloor heating and staircase leading to first floor landing. Useful built in under stair storage with under floor heating manifolds.

Living/Dining Room - 32'1" x 10'7" (9.78m x 3.23m)

A superb light and airy room with underfloor heating, twin opening Bi-fold doors opening out onto the rear garden and the elevated decking. A feature modern wood burning stove. Ample space for dining table and chairs.

Kitchen/Breakfast Room - 16'2" x 10'8" (4.93m x 3.25m)

A superbly presented dual aspect room with a high quality fitted kitchen comprising a fitted range of fitted units and a central island unit with quartzstone work surfaces over incorporating an inset 1 1/2 stainless steel sink, cut drainer grooves and modern mixer tap. Built in high level Neff double oven, countertop induction 'Miele' hob with extractor system over. Integrated 'Bosch' dishwasher, fridge/freezer and built in wine cooler. Breakfast bar.

Utility Room - 8'9" x 6'4" (2.67m x 1.93m)

A fitted range of units with a solid wood work surfaces over incorporating inset stainless steel sink with modern mixer tap, space and plumbing for washing machine with recess for tumble dryer. Window to front elevation. Door to side.

Wet Room - 6' x 4'9" (1.83m x 1.45m)

A superb wet room with floor to ceiling tiling. Mains fed drench shower, close coupled WC, wall mounted wash hand basin and heated towel rail. Opaque glazed window to side.

First Floor Landing - Built in airing cupboard housing pressurised hot water cylinder. Windows to side and front elevation.

Bedroom 1 - 12'11" x 10'8" (3.94m x 3.25m)

A generous size double bedroom with twin double glazed doors opening out onto balcony with glass balustrade benefiting from fantastic sea and countryside views. Door to-

Ensuite - 10'9" x 3'11" (3.28m x 1.2m)

A fitted suite comprises an enclosed shower with frameless glass screen, mains fed shower. Concealed cistern WC and pedestal wash hand basin.

Bedroom 2 - 12'1" x 10'8" (3.68m x 3.25m)

A spacious double bedroom with built in wardrobes French glazed doors opening out onto a Juliet balcony with glass balustrade enjoying superb sea/countryside views.

Bedroom 3 - 10'9" x 10'1" (3.28m x 3.07m)

A light and airy dual aspect double bedroom with windows to front and side elevations.

Bedroom 4 - 10'8" x 6'6" (3.25m x 1.98m)

Window to front elevation.

Bathroom - 10'11" x 5'7" (3.33m x 1.7m)

A superbly presented fitted suite comprising an enclosed shower cubicle with mains drench shower. A modern fitted bath with central filler taps. Close coupled WC and pedestal wash hand basin. Window to side elevation.

Outside - The property has a gravelled drive to front providing ample off road parking. Pedestrian access to both sides of the property gives access to the large rear garden being principally laid to lawn leading to a detached studio/hobbies room with a bank at the rear, and timber fencing enclosing the sides. An extensive elevated decked area adjoins the rear of the property providing an ideal spot for alfresco dining, whilst enjoying spectacular views. To the side of the residence is a thermostatically controlled external beach shower.

Services - Mains electricity, water and drainage. An air source heat pump powers underfloor heating on the ground floor and radiators upstairs.

EPC - Rating B

Council Tax - Band E

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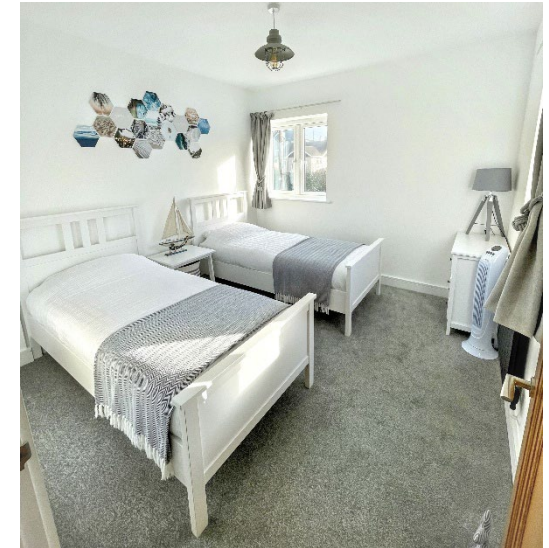
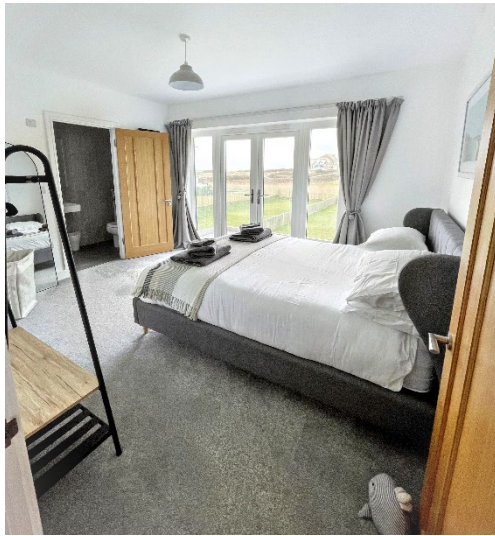
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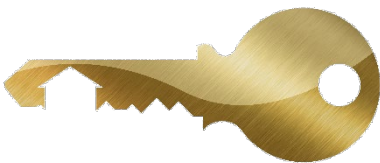


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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, take the left hand turning into Madeira Drive whereupon the property will be found within a short distance on the left hand side with a Bond Oxborough Phillips For Sale sign clearly displayed.

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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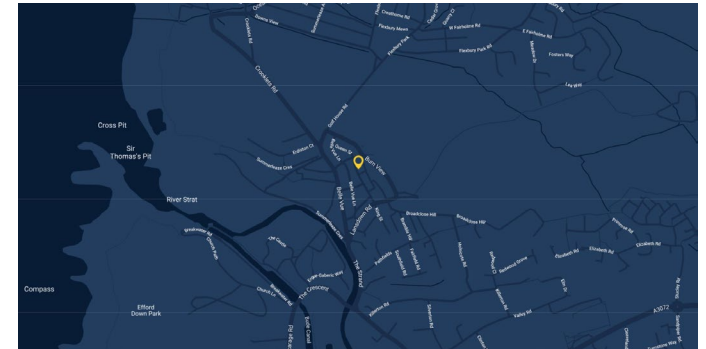
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