



Bond
Oxborough
Phillips

Changing Lifestyles

Largo
The Crescent
Widemouth Bay
Bude
Cornwall
EX23 0AD

Asking Price: £550,000

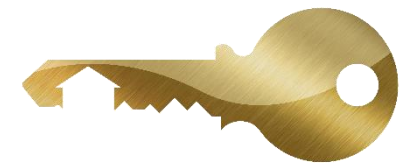
Freehold



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Largo, The Crescent, Widemouth Bay, Bude, Cornwall, EX23 0AD



- 2 BEDROOM DETACHED BUNGALOW
- SEA VIEWS FROM THE FRONT ELEVATION
- PRIME COASTAL LOCATION
- GENEROUS REAR GARDENS
- OFF ROAD PARKING
- WALKING DISTANCE TO THE BEACH AND LOCAL EATERIES



A fantastic opportunity to acquire this well presented 2 bedroom detached bungalow situated within Widemouth Bay, only a short walk from the beach and popular local eateries. The property benefits from breathtaking sea views, generous garden and ample off road parking. Largo would be perfect as a main residence whilst equally appealing as a second home/investment property. Virtual tour available upon request. EPC Rating E. Council Tax Band C.



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Largo enjoys a most fantastic location within a short walk of the sandy bathing beach of Widemouth Bay which is set amongst 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 clifftop coastal walks etc.

The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, 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 the north easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton, and the M5 motorway.



Entrance Porch

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

Light and airy reception room with ample space for a dining table and chairs. Window to the front elevation enjoying views over the garden and sea.

Living Room - 11'8" x 13'1" (3.56m x 4m)

A south facing living room with large bay window to the front elevation enjoying the views of the garden and sea beyond. Feature stone fireplace housing an electric fire.

Hallway - Doors leading to:

Kitchen - 10' x 9'2" (3.05m x 2.8m)

A fitted range of wall and base mounted units with work surfaces over incorporating a stainless steel sink/drainage unit with mixer tap over. Space for cooker with extractor hood over. Space and plumbing for dishwasher/ washing machine. Window to rear elevation overlooking the garden.

Bedroom 1 - 9'4" x 11'10" (2.84m x 3.6m)

Double bedroom with window to rear elevation.

Bedroom 2 - 8'6" x 9'1" (2.6m x 2.77m)

Window to rear elevation.

Shower Room - 5'6" x 9'3" (1.68m x 2.82m)

Comprising of a walk-in shower with mains fed shower, vanity unit incorporating an inset hand wash basin and concealed cistern WC. Chrome heated towel rail. Frosted window to rear elevation.

Garage - 10'6" x 16' (3.2m x 4.88m)

Up and over electric vehicle entrance door. Space and plumbing for washing machine. Pedestrian door to side elevation.

Outside - To the front, the property benefits from a garden mainly laid to lawn with off-road parking for up to three vehicles. Side access leads to the rear garden, principally laid to lawn and offering sea views.

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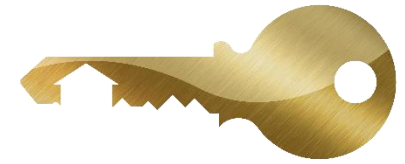
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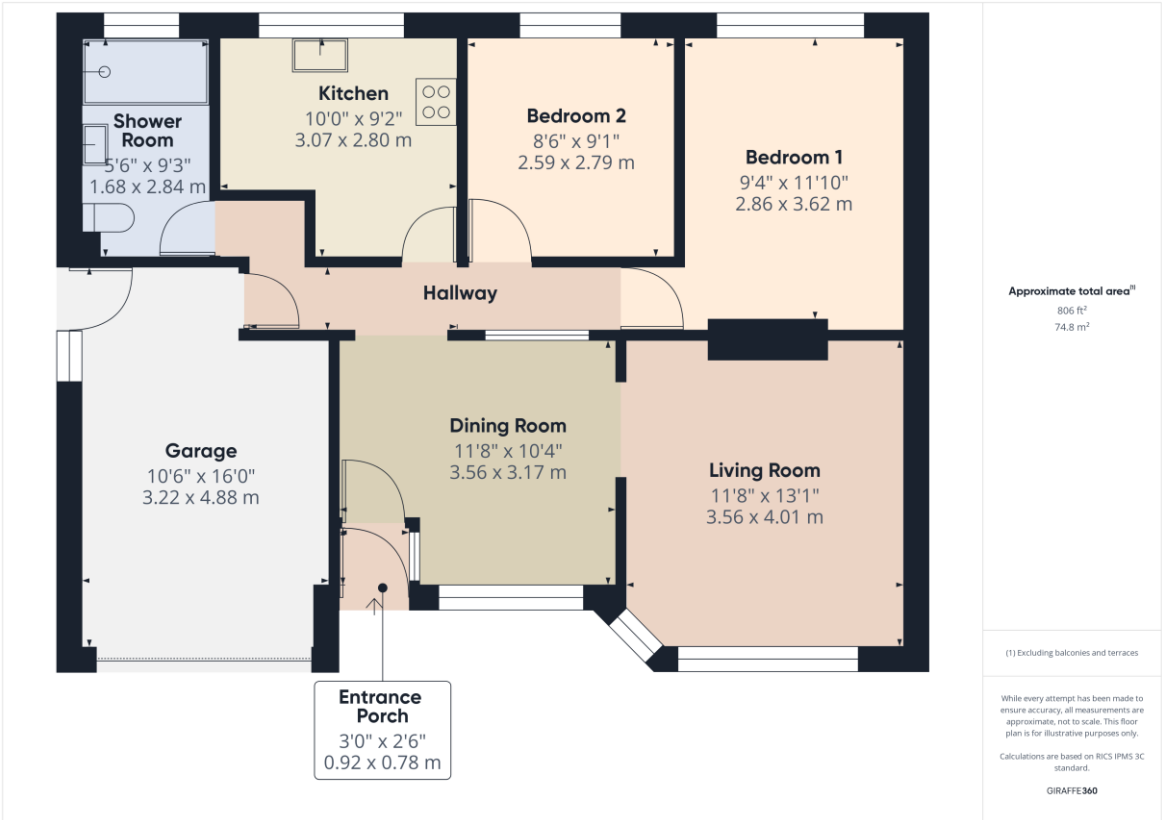
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude town centre proceed on the coastal route out of the town signposted Widemouth Bay, continue up the hill, and across the cliff tops dropping down into the heart of Widemouth Bay. Proceed along this road taking the third left hand turn into the crescent. After a short distance Largo will be found on the left hand side.

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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We are here to help you find
and buy your new home...

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