



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Moor Cross  
Poughill  
Bude  
Cornwall  
EX23 9EH

**Guide Price: £400,000 Freehold**



Changing Lifestyles

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7 Moor Cross, Poughill, Bude, Cornwall, EX23 9EH



- 3 BEDROOMS
- 2 RECEPTION ROOMS
- SEMI DETACHED HOUSE
- PANORAMIC SEA VIEWS ACROSS BUDE BAY
- SOUGHT AFTER VILLAGE LOCATION
- ENTRANCE DRIVEWAY PROVIDING EXTENSIVE OFF ROAD PARKING
- DETACHED GARAGE
- REAR GARDENS
- COUNCIL TAX BAND - B
- EPC - E



**An opportunity to acquire this 3 bedroom semi detached home occupying an elevated position with an outlook across Maer conservation area/coastline beyond. The residence offers versatile accommodation throughout and briefly comprises a kitchen, lounge, dining area, utility, WC, 3 bedrooms and bathroom. The property is accessed via a private lane and benefits extensive off road parking, detached garage and rear gardens.**



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**The property enjoys a convenient location in the attractive and characterful village of Poughill which supports places of worship and a local Inn. Northcott Mouth is approximately one 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, schools and recreational facilities. The bustling Market town of Holsworthy lies some 10 miles in land and the Port town of Bideford is easily accessible off the A39 lying some 28 miles in a North Easterly direction.**

**Porch** - 4'2" x 2'11" (1.27m x 0.9m)  
Door to entrance hall.

**Entrance Hall** - 11'6" x 7'5" (3.5m x 2.26m)  
Doors to kitchen, dining area/lounge, rear porch, utility room and WC. Stairs to first floor landing.

**Kitchen** - 11'4" x 7'5" (3.45m x 2.26m)  
This modern kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap and four ring electric hob with extractor hood over. Integrated oven and dishwasher. Window to rear elevation enjoying views over the garden.

**Dining Area** - 11'6" x 9'8" (3.5m x 2.95m)  
This light and airy room benefits from a large bay window to the front elevation, enjoying superb views over maer lake, Bude and the surrounding coastline. Ample space for family dining table. Opening onto;

**Lounge** - 12'10" x 11'4" (3.9m x 3.45m)  
Benefiting from a further window to the front elevation with superb views over maer lake, Bude and the surrounding coastline, this spacious lounge offers a feature fireplace housing a wood burning stove with slate hearth.

**Rear Porch** - Doors to utility and WC. Under stairs storage. Door to side elevation leading to the garden.

**Utility Room** - 9' x 6'1" (2.74m x 1.85m)  
A range of base and wall mounted units with laminate roll edge worktop over incorporating a stainless steel sink/drainage unit with mixer tap. Space and plumbing for washing machine, tumble dryer and American style fridge freezer. Wall mounted LPG gas fired boiler. Window to the side elevation. Loft hatch.

**WC** - 6' x 3'3" (1.83m x 1m)  
Low level WC. Frosted window to the side elevation.

**First Floor Landing** - 8' x 5'9" (2.44m x 1.8m)  
Doors to bedrooms and bathroom. Window to rear elevation. Airing cupboard. Loft hatch.

**Bedroom 1** - 12'5" x 10' (3.78m x 3.05m)  
Window to the front elevation enjoying far reaching sea and coastline views. Built in storage cupboard.

**Bedroom 2** - 12'5" x 10' (3.81 x 3.05m)  
Window to the front elevation, enjoying far reaching sea and coastline views.

**Bedroom 3** - 10' x 7' (3.05m x 2.13m)  
Window to side elevation. Built-in storage cupboard.

**Bathroom** - 6'11" x 5'6" (2.1m x 1.68m)  
Comprising an enclosed panel bath with shower over, low level WC and vanity unit with hand wash basin over. Frosted window to rear elevation. Heated towel rail.

**Detached Garage** - 23'4" x 11'7" (7.1m x 3.53m)  
Up and over garage door to the front elevation. Side pedestrian door and window to the rear elevation. Light and power connected.

## Changing Lifestyles

**Outside** - Approached via an entrance driveway providing ample off road parking and access to the detached garage with mature hedge borders to front elevation enjoying far reaching sea and countryside views. Rear garden is laid principally to lawn with panel fence and hedge border to rear.

**Services** - Mains water, electric and drainage. LPG gas fired central heating.

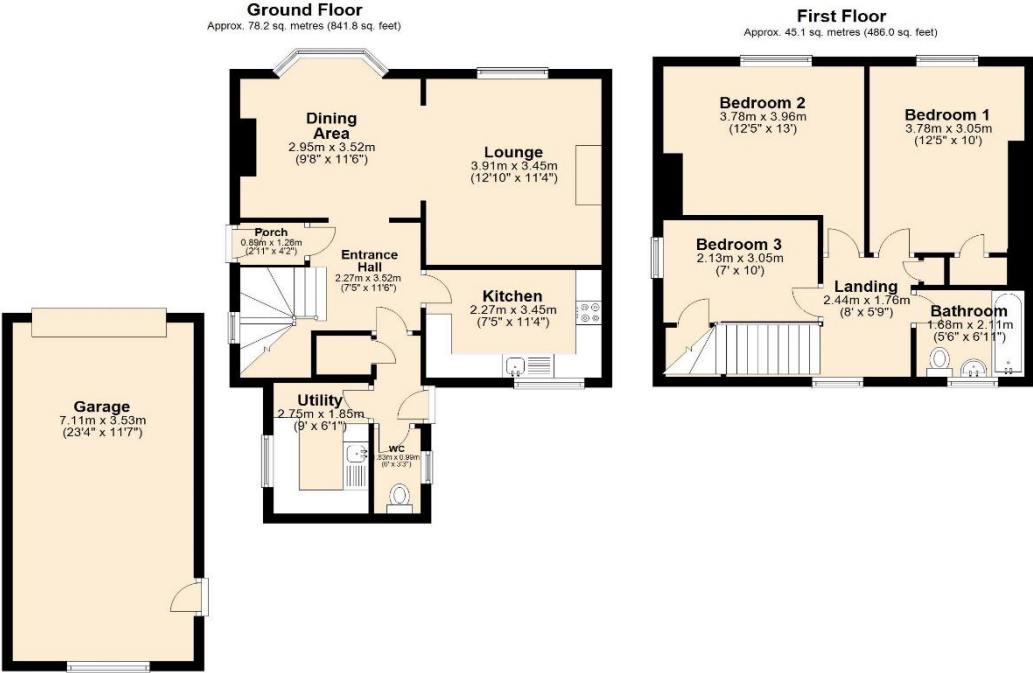


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Total area: approx. 123.4 sq. metres (1327.8 sq. feet)  
Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

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 Mouth. Continue for approximately 0.25 mile whereupon upon reaching Moor Cross turn left into an unmarked lane and then the property will be found after a short distance on your right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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