



Bond
Oxborough
Phillips

Changing Lifestyles

Dunham
Poughill Road
Bude
Cornwall
EX23 8NX

Asking Price: £385,000

Freehold



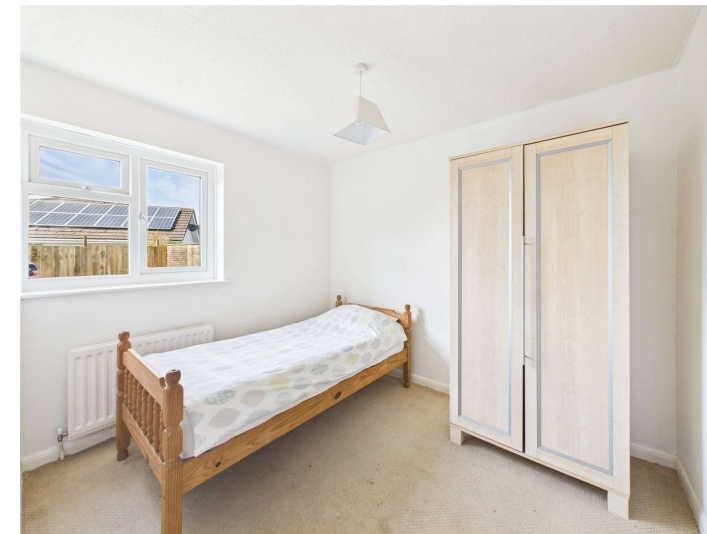
Changing Lifestyles

01288 355 066
bude@bopproperty.com

Dunham, Poughill Road, Bude, Cornwall, EX23 8NX



- Detached two-bedroom bungalow
- Double glazing and gas central heating throughout
- Private driveway and single garage providing off-road parking
- Enclosed rear garden with lawn, patio, and established borders
- Peaceful setting within easy reach of Bude town centre and beaches
- Excellent potential for modernisation or extension (subject to planning)



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A charming detached bungalow in a sought-after coastal setting.

Situated just moments from the heart of Bude and its stunning beaches, Dunham presents an exciting opportunity to acquire a well-positioned 2 bedroom detached bungalow. This delightful home offers comfortable, single-level living with scope for modernisation and personalisation.

The property is set back from the road and provides off-street parking for 3 to 4 vehicles with access to the garage and large low maintenance front garden. Pedestrian access to the mature, fully enclosed rear garden, offering privacy and tranquillity. Inside, the well-planned accommodation comprises a welcoming entrance hall, living/dining room, kitchen, sitting room, two good-sized bedrooms, and a family bathroom. While perfectly liveable, the property offers significant scope for enhancement to suit individual tastes or extend (subject to necessary consents).

Located just a short stroll from the charming village of Poughill and under a mile from Bude's vibrant town centre and beaches, Dunham combines convenience with the calm of a residential setting. Enjoy easy access to coastal walks, independent shops, schools, and excellent local amenities, all within minutes of your doorstep.

This is a property with genuine potential — early viewing is highly recommended.

Entrance Porch - 2'8" x 8'1" (0.81m x 2.46m)

Entrance Hall - 3'4" x 7'4" (1.02m x 2.24m)

Open Plan Kitchen/Living/Dining Room - 17'10" (5.44) (MAX) x 18'2" (5.54) (MAX)

Bedroom 1 - 11'8" x 9'9" (3.56m x 2.97m)

Bedroom 2 - 8'1" x 9'8" (2.46m x 2.95m)

Bathroom - 5'2" x 6'8" (1.57m x 2.03m)

Garage - 7'5" x 18'6" (2.26m x 5.64m)

Outside - Set back from the road in a quiet and established residential area, Dunham enjoys a generous frontage with a driveway providing off-road parking and access to a single garage. The front garden is attractively landscaped with mature shrubs and established hedging that provide both privacy and kerb appeal. To the rear, the property boasts a private and enclosed garden, mainly laid to lawn with well-stocked borders, established planting, and a paved patio area—perfect for enjoying outdoor dining or relaxing in the sun.

EPC - Rating D.

Council Tax - Band C.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20

upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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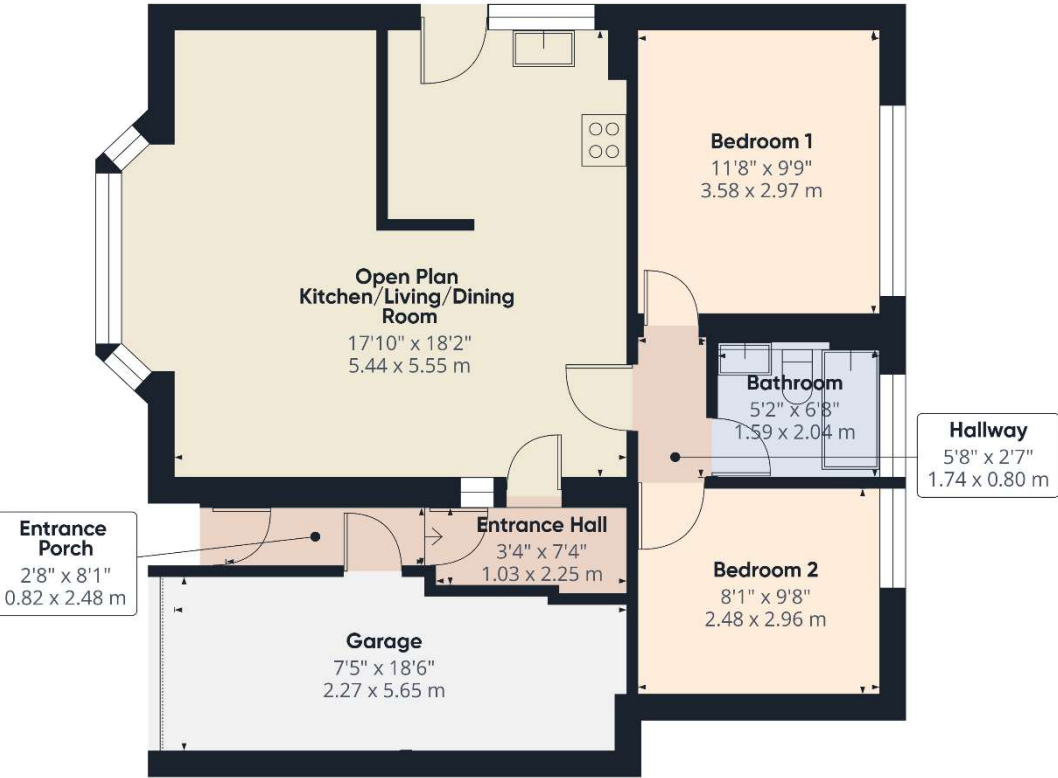
Have a property to sell or let?

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area^m
764 ft²
71 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Directions

From the centre of Bude proceed up Belle Vue and following the sign to Poughill proceed down Golf House Road, continue along this road passing Flexbury Church on your right hand side and from here continue to the top of the hill and Dunham will be found on the left hand side with a Bond Oxborough Phillips ' For Sale' board clearly displayed.

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