



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Pengarth  
Poughill Road  
Bude  
Cornwall  
EX23 8NZ

**Asking Price: £480,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066  
bude@bopproperty.com**



Pengarth, Poughill Road, Bude, Cornwall, EX23 8NZ



- 3 BEDROOM
- 2 BATHROOMS
- DETACHED BUNGALOW
- VERSATILE AND SPACIOUS ACCOMMODATION
- ELEVATED POSITION ENJOYING VIEWS OVER BUDE AND TO THE COAST BEYOND
- GENEROUS GARDENS
- OFF ROAD PARKING
- WALKING DISTANCE TO TOWN CENTRE AND LOCAL BEACHES
- EPC: D
- Council Tax Band: D



**An exciting opportunity to acquire this deceptively spacious 3 bedroom detached bungalow occupying an elevated position in this cul-de-sac location within walking distance of the town centre, golf course and popular local beaches. The residence offers versatile accommodation throughout with off-road parking area to the front and mature landscaped gardens surrounding the property with views across Bude and to the Sea beyond. EPC D. Council Tax Band D.**



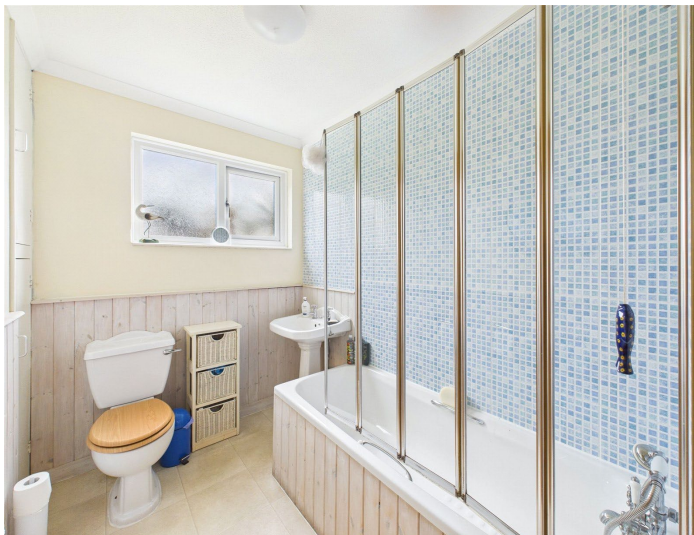
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The property enjoys a most desirable elevated position in a sought after residential area within this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and 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 Porch** - 9'7" x 3'9" (2.92m x 1.14m)

**Hallway** - Built in storage cupboards. Door to WC.

**Lounge/Dining Room** - 18'3" (Max) x 15' (5.56m (Max) x 4.57m)

Light and airy dual aspect reception room with feature fireplace housing multi fuel burner and slate hearth. Ample space for dining table and chairs enjoying an elevated outlook across Bude and to the sea beyond.

**Kitchen** - 17'11" (Max) x 11'7" (5.46m (Max) x 3.53m)

A fitted range of base and wall mounted units with work surfaces over incorporating ceramic sink drainer unit with mixer taps over, built in 5 ring gas hob with extractor hood over and integrated oven. Built in larder. Space for fridge freezer. Built in cupboard. Door to Utility and Bedroom 3.

**Bedroom 1** - 13'7" x 11'9" (4.14m x 3.58m)

Double bedroom with dual aspect windows.

**Bedroom 2** - 14' (Max) x 10'8" (4.27m (Max) x 3.25m)

Double bedroom with window to side elevation.

**Bathroom** - 7'11" x 5'8" (2.41m x 1.73m)

Enclosed panel bath with shower attachment, pedestal wash hand basin, low flush WC, heated towel rail and built in cupboard. Window to side elevation.

**Utility Room** - 8'1" x 8'5" (2.46m x 2.57m)

Base mounted unit with space and plumbing for washing machine. Wall mounted gas boiler. Dual aspect windows. Doors to garden and front elevation.

**Inner Hallway**

**Shower Room** - 10'11" x 3'5" (3.33m x 1.04m)

Enclosed shower cubicle, pedestal wash hand basin, low flush WC and heated towel rail.

**Bedroom 3** - 17'4" x 7'8" (5.28m x 2.34m)

Double bedroom with dual aspect windows and double glazed French doors to garden.

**Outside** - The residence is approached at the end of a private cul-de-sac with ample off road parking area. Pedestrian access leads to the generous gardens principally laid to lawn with a variety of flower/shrub beds with mature hedge border. Steps lead to a raised seating area and access to the Lounge/Dining Room enjoying elevated views across Bude and to the sea beyond. Paved path leads around the property to a further landscaped, terraced garden with a large patio area adjoining the side of the dwelling well suited for al fresco dining.

**Services** - Mains gas, electric, water and drainage.

**EPC** - Rating D

**Council Tax** - Band D

#### Mobile Coverage

EE  
Vodafone  
Three  
O2



#### Broadband

Basic  
Superfast

13 Mbps  
80 Mbps

#### Satellite / Fibre TV Availability

BT  
Sky  
Virgin





**Agents Note** - It is understood from the vendors that planning was previously approved for an additional room to be built over Bedroom 3/Study as part of planning application PA15/02765 | Conversion of existing garage and replacement of existing flat roof with new pitched roof to create additional living space for existing dwelling | Pengarth Poughill Road Poughill Bude EX23 8NZ.

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area<sup>(1)</sup>  
1265 ft<sup>2</sup>  
117.7 m<sup>2</sup>

(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 Bude town centre proceed through the town and out towards Poughill along Golf House Road, passing through Flexbury with the Church on the right hand side and into Poughill Road. Just before the crest of the hill turn left into the cul de sac and Pengarth will be found at the end of the road.

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

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