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Changing Lifestyles

Sandford
Poughill Road
Bude
Cornwall
EX23 8NZ

Asking Price: £465,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

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



- Detached two bedroom bungalow
- Generous Plot of 0.29 acres
- Within easy reach of Bude town, amenities and beaches
- Spacious and versatile accommodation throughout
- further potential to extend or redevelop subject to the relevant planning permissions being obtained
- Ample off road parking and adjoining garage
- Generous south facing gardens
- Available with no onward chain



Situated within a short distance of Bude's town centre, beaches, and local amenities, Sandford is an attractive two-bedroom detached bungalow offering spacious, well-presented accommodation, occupying a generous plot of 0.29 acres and the added benefit of no onward chain.

The property features a light and versatile layout comprising a welcoming entrance hall, a well-equipped kitchen/breakfast room, a spacious living room opening into a bright sunroom with views over the rear garden, and a separate dining room providing an excellent space for entertaining or potential to be utilised as a third bedroom if required. There are two comfortable double bedrooms and a shower room.



Outside, the property is approached via a private driveway providing ample off-road parking and access to the adjoining garage and utility area. The rear gardens are south facing and have been well maintained, laid mainly to lawn with well-stocked borders, mature shrubs, and a variety of flowering plants creating a peaceful and attractive setting.

Whilst already offering comfortable accommodation, Sandford also provides scope for extending or redevelopment subject to the relevant planning permissions being obtained, making it an ideal opportunity for those seeking a well-cared-for bungalow close to the coast and the many amenities of Bude. EPC Rating D. Council Tax Band D.

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Sandford is just a few minutes drive from the centre of Bude with its extensive range of local and national shops, schooling and excellent recreational facilities including its highly regarded 18 hole Links Golf Course. The town lies amidst the rugged North Cornish coast famed for its many nearby areas of outstanding natural beauty with breathtaking cliff side walks and superb surfing/bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port/market town of Bideford is some 28 miles, and from here the A39 North Devon link road connects to the M5 near Tiverton.



Property Description

Entrance Porch - 4'8" x 3'6" (1.42m x 1.07m)

Entrance Hall

Kitchen/Breakfast Room - 18'8" x 9'5" (5.7m x 2.87m)

Utility Area - 3' x 3' (0.91m x 0.91m)

Living Room - 15'6" x 11'10" (4.72m x 3.6m)

Dining Room - 10' x 11'10" (3.05m x 3.6m)

Sun Room - 11'8" x 6'4" (3.56m x 1.93m)

Bedroom 1 - 13'7" x 11'10" (4.14m x 3.6m)

Bedroom 2 - 7'11" x 9'6" (2.41m x 2.9m)

Shower Room - 9'8" x 5'9" (2.95m x 1.75m)

Garage - 7'11" x 16'11" (2.41m x 5.16m)

Outside - The property sits beautifully within a generous plot measuring approximately 0.29 acres, providing an exceptional sense of space and privacy rarely found so close to town.

To the front, the bungalow is approached via a wide tarmac driveway offering ample off-road parking and access to the integral garage. The frontage has been attractively landscaped with well-tended lawns, mature shrubs, and ornamental palms, all framed by established hedging which enhances privacy and kerb appeal.

To the rear, the gardens are a true highlight — expansive, level, and immaculately maintained. A large area of lawn stretches across the plot, interspersed with flowering borders, fruit trees, and mature planting that provide seasonal colour and interest throughout the year. A raised sun terrace adjoins the property, creating an inviting space for outdoor dining and entertaining while enjoying the outlook over the gardens.

The grounds also feature a useful timber garden shed, a section laid out for vegetable growing, and plenty of scope for keen gardeners or families seeking a safe and open outdoor environment. Bordered by fencing and hedgerows, the gardens enjoy a good degree of privacy and a sunny southerly aspect, making this an idyllic outdoor setting to complement this charming home.

EPC - Rating D.

Council Tax - Band D.

Services - Mains Gas, electric, water and drainage.

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.

Mobile Coverage

EE
Vodafone
Three
O2



Broadband

Basic
Superfast

13 Mbps
80 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin



Floorplan

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the centre of Bude proceed up Belle Vue and following the sign to Poughill proceed down Golf House Hill, continue along this road passing Flexbury Church on your right hand side and from here continue towards Poughill whereupon Sandford will be found at the top of the hill on the right 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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