



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Penkenna Close  
Crackington Haven  
Bude  
Cornwall  
EX23 0PF

**Asking Price: £285,000**

**Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

3 Penkenna Close, Crackington Haven, Bude, Cornwall, EX23 0PF



- Detached two bedroom bungalow
- Quiet cul-de-sac in Crackington Haven
- Generous gardens with scope to enhance
- Garage and driveway parking
- Opportunity for modernisation
- Ideal permanent home or coastal retreat
- No onward chain



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## Changing Lifestyles

Situated within the peaceful location of Crackington Haven, this two bedroom detached bungalow occupies a generous plot in the sought-after cul-de-sac, enjoying countryside views to the rear and a wonderfully tranquil setting just moments from the North Cornwall coastline.

The property offers well-proportioned accommodation throughout, comprising an entrance hall, a spacious living room, kitchen with access to the rear porch, two bedrooms and a family bathroom. While the bungalow now requires a programme of modernisation, it presents an excellent opportunity for purchasers to update and personalise to their own tastes, with clear potential to create a comfortable permanent residence, coastal retreat or investment opportunity.

Externally, the bungalow benefits from a generous garden, predominantly laid to lawn with established planting. A detached garage provides useful storage or parking, complemented by driveway space.

Penkenna Close is ideally positioned to enjoy the natural beauty of Crackington Haven, with its popular beach, coastal walks and dramatic scenery all within easy reach, while the nearby towns of Bude and Camelford offer a wider range of amenities and services. Available with no onward chain. EPC – E. Council Tax Band – B.

**Entrance Porch** - 2'9" x 2'11" (0.84m x 0.9m)

**Entrance Hall**

**Living Room** - 15'3" x 11'7" (4.65m x 3.53m)

**Kitchen** - 13'1" x 9'6" (4m x 2.9m)

**Rear Porch** - 6'4" x 3'3" (1.93m x 1m)

**Bedroom 1** - 11'4" x 11'7" (3.45m x 3.53m)

**Bedroom 2** - 8'2" x 9'6" (2.5m x 2.9m)

**Bathroom** - 6'8" x 5'8" (2.03m x 1.73m)

**Garage** - 8'4" x 17'4" (2.54m x 5.28m)

**Outside** - Outside, the property occupies a generous plot and enjoys a peaceful setting within this quiet residential cul-de-sac. The gardens are predominantly laid to lawn with a variety of established shrubs and planting. An excellent scope for landscaping or further enhancement, while enjoying attractive countryside views beyond. The garage provides secure parking or useful storage, complemented by driveway parking.

**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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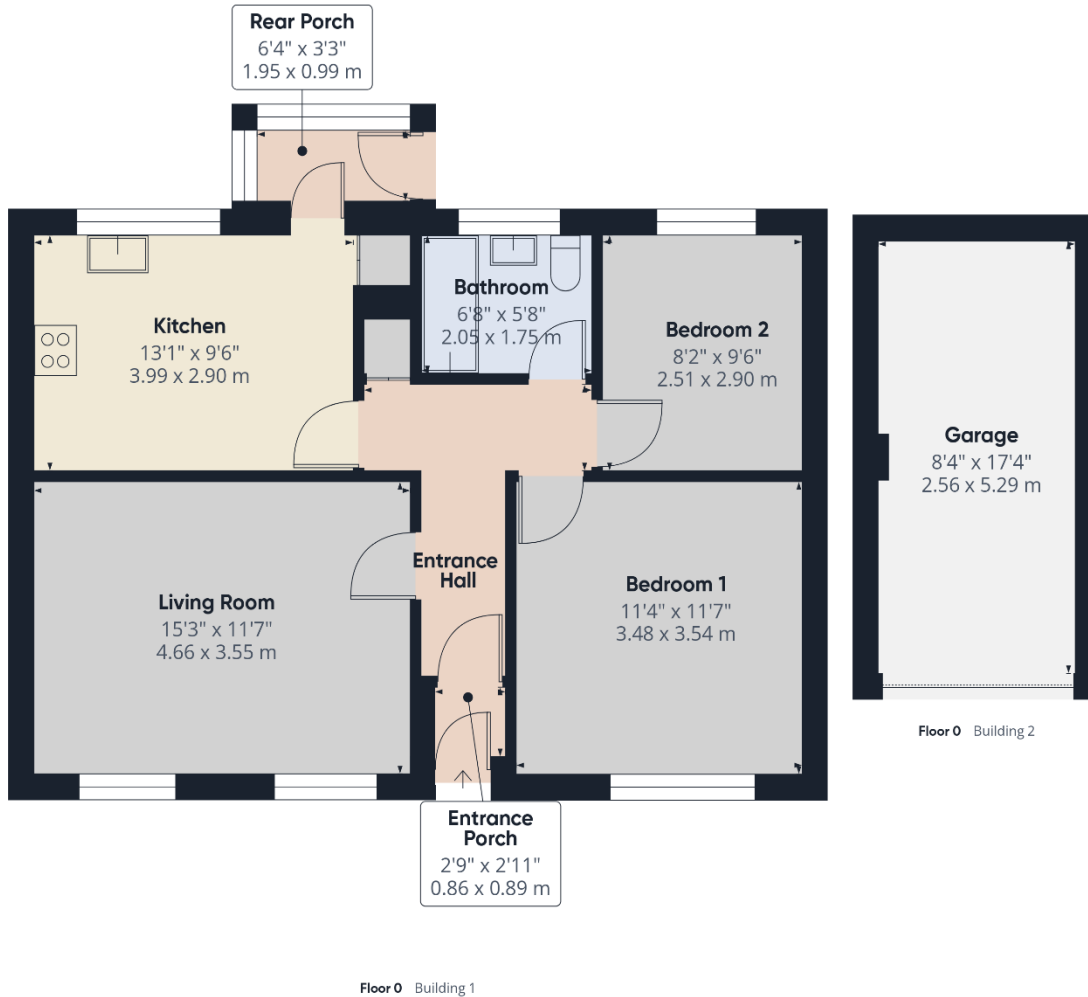


## Have a property to sell or let?

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		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## Directions

From Bude town centre proceed out of the town and turn right into Kings Hill opposite Bude Service Station. Upon reaching the A39 turn right sign posted Camelford. Proceed for approximately 6 miles to Wainhouse Corner and turn right sign posted Crackington Haven. Proceed for approximately 2 miles passing through the Haven of Crackington and up the other side, turn left into Haven Road and immediately left again into Lundy Drive, follow for a short distance and take the next right into Penkenna Close whereupon number 3 will be found within a short distance on the left hand side.

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