



Bond
Oxborough
Phillips

Changing Lifestyles

9 Trelawney Avenue
Poughill
Bude
Cornwall
EX23 9HB

Asking Price: £345,000 Freehold



Changing Lifestyles

01288 355 066

bude@bopproperty.com



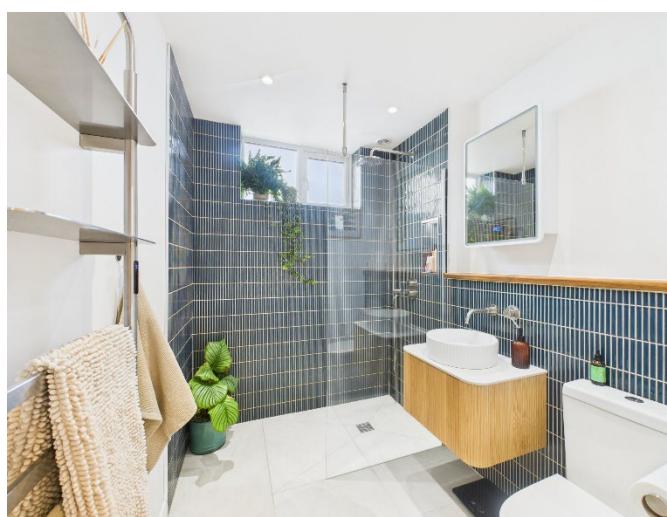
- Extensively upgraded semi-detached bungalow
- Two well-proportioned bedrooms
- Spacious open-plan kitchen/living area
- Contemporary fitted kitchen with island and breakfast bar
- Modern shower room
- Air source heat pump with underfloor heating throughout
- Composite rear decking for low-maintenance outdoor living
- Sea views from the main bedroom, kitchen window and rear decking
- Plant room/utility with space for appliances
- Detached garage with two open store areas to the rear
- Off-road parking
- Enclosed and attractively landscaped gardens
- Popular village location close to Bude and the North Cornish coast
- EPC: C
- Council Tax Band: C



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Situated within a popular residential area in the sought-after village of Poughill, just moments from the North Cornish coast, 9 Trelawney Avenue is a superbly presented and extensively upgraded two-bedroom semi-detached bungalow, offering modern and stylish living space together with attractive gardens, garage and off-road parking.

The property has undergone extensive improvements by the current owners and now offers a high standard of accommodation throughout, including a new air source heat pump with underfloor heating, contemporary kitchen and bathrooms, and tasteful décor that creates a bright and welcoming home.

The accommodation is arranged on one level and is entered via an entrance porch leading into a spacious and impressive open-plan kitchen/living area, which forms the heart of the home. This generous space is flooded with natural light and features a sleek, modern fitted kitchen with ample storage, integrated appliances and a central island with breakfast bar seating, flowing seamlessly into the living area. Glazed doors open directly onto the rear decking, creating an excellent connection between inside and out and making this an ideal space for both everyday living and entertaining.

There are two well-proportioned bedrooms, both presented to a high standard, and served by a stylish contemporary shower room. The principal bedroom benefits from built in wardrobes and enjoys attractive sea views visible from the left-hand elevation, with further sea glimpses also enjoyed from the kitchen window and rear decking area.

A plant room/utility, formed by a timber lean-to adjoining the bungalow (as shown on the floorplan), houses the pressurised hot water cylinder along with plumbing and space for a washing machine and tumble dryer, providing practical ancillary accommodation without impacting the main living areas.

The property lies within this most attractive and characterful village. Northcott Mouth is approximately 1 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 2 miles and supports a comprehensive range of shopping, schooling and recreational facilities together with an 18 hole links golf course and fully equipped leisure centre. The bustling town of Holsworthy lies some 10 miles inland and the port of Bideford is easily accessible off the A39 lying some 28 miles in a north easterly direction.

Entrance Porch - 5'7" x 4'7" (1.7m x 1.4m)

Kitchen/Living Area - 28'8" x 11'10" (8.74m x 3.6m)

Hallway - 6' x 2'10" (1.83m x 0.86m)

Bedroom 1 - 10'5" x 10'4" (3.18m x 3.15m)

Built in wardrobes.

Bedroom 2 - 10'6" x 9'5" (3.2m x 2.87m)

Shower Room - 7'1" x 5'7" (2.16m x 1.7m)

Outside - Externally, the property is approached via a driveway providing off-road parking and access to a single garage. To the rear of the garage are two open store areas, ideal for garden equipment, outdoor furniture or additional storage.

The gardens are a real feature of the property and are arranged to be both attractive and low maintenance. To the rear, a decking area adjoins the kitchen/living space, offering an excellent spot for outdoor dining and entertaining, with steps leading down to a gently sloping lawn bordered by established planting.

Outside Cont'd

The gardens enjoy a good degree of privacy and are well positioned to take advantage of the property's elevated setting, with sea views visible from the left-hand side of the plot, further enhancing the coastal appeal.

Garage - 16'4" x 8'7" (4.98m x 2.62m)

Up and over vehicle entrance door.

Plant Room/Utility - 10'8" x 2'7" (3.25m x 0.79m)

Housing pressurised hot water cylinder, space and plumbing for washing machine.

EPC - Rating C

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed in a northerly direction for approximately 1.5 miles through to Flexbury and into Poughill. Upon entering the village turn left signposted Northcott Mouth. Proceed for approximately ¼ of a mile and turn right into the entrance to Trelawney Avenue, whereupon number 9 will be found on the left hand side half way up the hill with a Bond Oxborough Phillips for sale board clearly displayed.

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