



Bond
Oxborough
Phillips

Changing Lifestyles

55 Trelawney Avenue
Poughill
Bude
EX23 9HB

Asking Price: £400,000

Freehold



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01288 355 066
bude@boproperty.com

55 Trelawney Avenue, Poughill, Bude, EX23 9HB



- No onward chain
- 2 Bedrooms
- Detached Bungalow
- Driveway Parking
- Garage
- Enclosed Garden
- Sea Views
- Sought After Residential Location



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Available with no onward chain Enjoying a sought after location with spectacular sea views along the North Cornish coastline, a fantastic opportunity to acquire this well presented 2 bedroom detached bungalow. The property benefits from an enclosed rear garden, garage and a driveway providing off road parking. Ideally suiting those looking for investment whilst equally appealing as a comfortable home. EPC Rating - D. Council Tax Band - C.

Poughill itself is a most attractive self-contained village situated a short distance away from the rugged North Cornish coastline and supports a convenient range of local village amenities including places of worship and public house. 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 1.5 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 - 4'1" x 5'7" (1.24m x 1.7m)
Built in cupboard. Door to living room.

Living Room - 11'3" x 19'8" (3.43m x 6m)
This light and airy room benefits from a double aspect with windows to the front and side elevations enjoying distant sea and coastline views. Door to kitchen and hallway.

Kitchen/Diner - 15' x 11'3" (4.57m x 3.43m)
This spacious kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a sink/drainage unit with mixer tap and 4 ring electric hob with extractor hood over. Integrated eye level double oven and space for dishwasher and fridge/freezer. Ample space for dining table. Two windows to rear elevation enjoying views over the garden. Door to rear porch.

Rear Porch - 4'6" x 3'3" (1.37m x 1m)
Door to rear garden. Storage cupboard offering space and plumbing for washing machine.

Hallway - Doors to bedroom 1 and 2, shower room and WC. Two storage cupboards. Loft hatch.

Bedroom 1 - 11'5" x 10'9" (3.48m x 3.28m)
Window to front elevation. Built in wardrobes.

Bedroom 2 - 9'6" x 11'3" (2.9m x 3.43m)
Window and door to the rear elevation opening into a raised deck with views over the garden.

Bathroom - 5'7" x 5'6" (1.7m x 1.68m)
Comprising a low level WC, pedestal hand wash basin and large shower cubicle with electric fed shower over. Frosted window to side elevation.

WC - 5'1" x 2'8" (1.55m x 0.81m)
Frosted window to side elevation. Low level WC and wall mounted hand wash basin.

Garage - 16'3" x 8'6" (4.95m x 2.6m)
Up and over door to the front elevation. A further pedestrian door and window to the rear elevation. Light and power connected.

Outside - The front of the property benefits from front and side gardens that are mainly laid to lawn with mature shrubs, a drive way providing off road parking and access to attached garage. The rear garden is principally laid to lawn and bordered by mature hedges and close boarded fencing. A large patio area adjoins the property and provides an ideal spot for alfresco dining.

Services - Mains electricity, water and drainage. Oil fired central heating.

Council Tax - Band C

EPC - Rating D

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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

24 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

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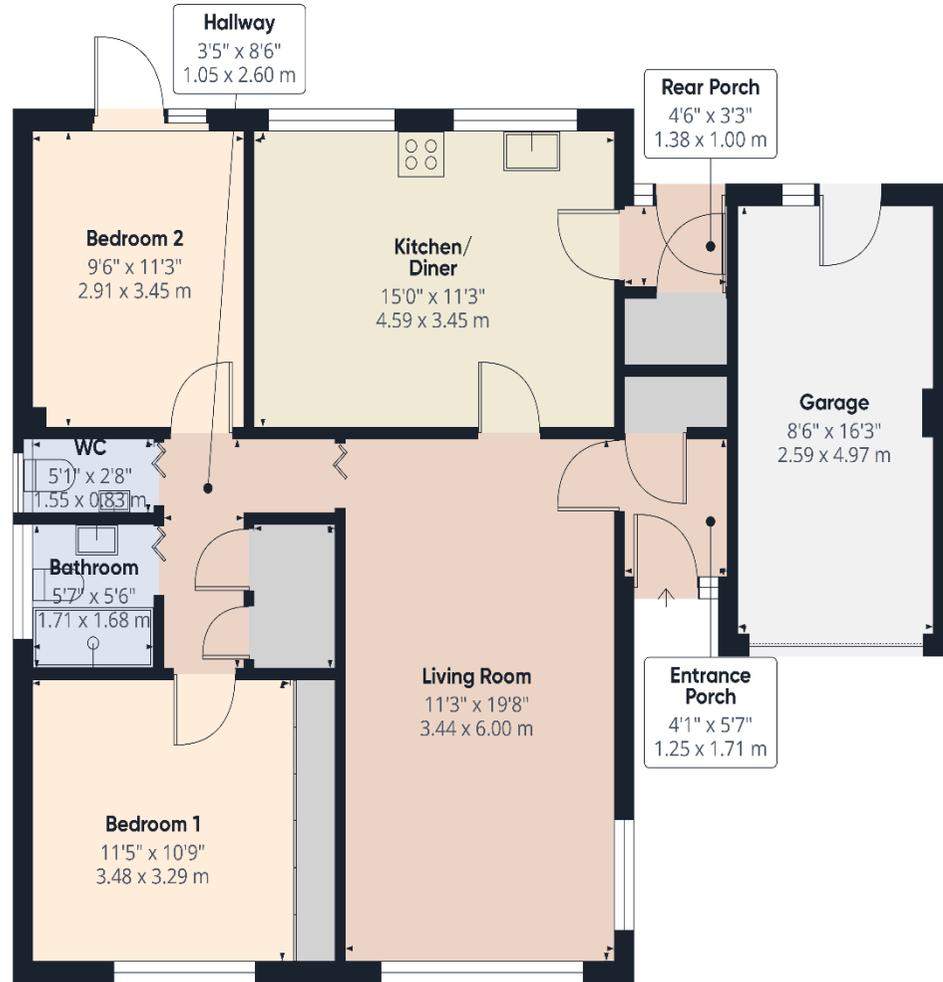


Have a property to sell or let?

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.



Approximate total area**
948 ft²
88 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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, follow the road up the hill and around the bend and after a short distance number 55 can be found on the left hand side.

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