



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Furze Gardens  
Morwenstow  
Bude  
Cornwall  
EX23 9SX

**Asking Price: £300,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# 11 Furze Gardens, Morwenstow, Bude, Cornwall, EX23 9SX



- Detached 3 bedroom bungalow in popular village location
- Requiring modernisation throughout
- Generous dual aspect living/dining room
- Kitchen with direct access to the rear garden
- Three bedrooms offering flexible living options
- Family bathroom
- Entrance driveway providing off road parking
- Garage
- Large rear garden
- Attractive front garden with mature planting
- Peaceful rural setting within easy reach of the coast
- Available with no onward chain
- EPC: D
- Council Tax Band: C



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**An opportunity to acquire this 3 bedroom detached bungalow requiring modernisation throughout, occupying a generous plot within the sought after village of Morwenstow, whilst enjoying a peaceful setting whilst being within easy reach of the North Cornish coastline and nearby amenities.**

**The residence offers comfortable single level living with light and airy accommodation throughout. Internally, the property briefly comprises an entrance hallway leading through to a spacious dual aspect living/dining room, providing ample space for both relaxation and entertaining. The kitchen offers a range of units and direct access to the rear garden, making it both practical and convenient for day-to-day living.**

**There are three bedrooms, all of which are served by a family bathroom, with the layout offering flexibility for use as guest accommodation, home office or hobby space as required.**

**The property is available with no onward chain and presents a fantastic opportunity for purchasers to put their own stamp in this sought after location.**

**The residence is situated on the edge of this small village with its own highly regarded primary school, community shop and community hall. The Devon/Cornwall border is within approximately 2 miles and some of North Devon and North Cornwall's most outstanding unspoilt coastline is within easy access, much now within the control of the National Trust. Local beauty spots include Duck Pool, Stanbury Mouth, Marsland Mouth, Welcombe Mouth, Speke's Mill Mouth etc. The A39 Bude/Bideford road is approximately 2 miles distant providing easy access via the North Devon link road to the M5 motorway network beyond. The busy self-contained village of Kilkhampton is some 5 miles and the North Cornish coastal resort of Bude with its safe sandy surfing beaches is some 10 miles. The port and market town of Bideford is some 20 miles whilst the regional North Devon centre of Barnstaple with its first class shopping centre is some 30 miles.**

**Entrance Hall** - 6'6" x 4'2" (1.98m x 1.27m)

**Hallway** - 16'7" x 3'5" (5.05m x 1.04m)

**Living/Dining Room** - 22'3" x 14'8" (6.78m x 4.47m)

**Kitchen** - 11'2" x 9'3" (3.4m x 2.82m)

**Bedroom 1** - 12'10" x 8'9" (3.9m x 2.67m)

**Bedroom 2** - 10'2" x 9'2" (3.1m x 2.8m)

**Bedroom 3** - 8'8" x 6' (2.64m x 1.83m)

**Family Bathroom** - 9'2" x 6'7" (2.8m x 2m)

**Outside** - The property is approached via an entrance driveway providing off-road parking and access to the garage, offering excellent practicality for multiple vehicles or visitors.

The front garden is predominantly laid to lawn with mature shrubs and planting, creating an attractive approach to the property. To the rear, the garden is of a particularly generous size and is mainly laid to lawn, interspersed with established trees, planting areas and pathways.

A real feature of the property is the extent of the garden, which gently extends down to a natural stream at the boundary, providing a tranquil backdrop and an ideal haven for wildlife. The space offers excellent potential for those with an interest in gardening, with ample room for the creation of a productive vegetable garden, herb beds or further landscaping, subject to individual preference.

The overall plot provides a high degree of privacy and offers a wonderful outdoor space suited to both relaxation and more practical uses.

**Garage** - 16'8" x 9'6" (5.08m x 2.9m)

**EPC** - Rating D.

**Council Tax** - Band C

**Services** - Mains electric, water, drainage and oil fired central heating.

**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.



## Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 7 miles (passing through Kilkhampton) and take the left hand turning at Crimp signposted Morwenstow. Continue for approximately 2.5 miles and upon reaching the centre of Shop take the right hand fork towards Morwenstow whereupon Furze Gardens will be found a short distance on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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