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Oxborough
Phillips

Changing Lifestyles

29 Lundy Drive
Crackington Haven
Bude
Cornwall
EX23 0PB

Asking Price: £375,000 Freehold



Changing Lifestyles

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bude@boproperty.com

29 Lundy Drive, Crackington Haven, Bude, Cornwall, EX23 0PB



- Well presented detached bungalow in coastal village setting
- 3 good size bedrooms
- Spacious dual aspect living/dining room
- Modern fitted kitchen
- Light and airy sun room with garden access
- Family bathroom with bath and separate shower
- Separate cloakroom
- Garage and driveway parking
- Additional separate parking area
- Attractive front, side and rear gardens
- Oil fired central heating & UPVC double glazing
- Solar panels (leased)
- No onward chain
- EPC: B
- Council Tax Band: C



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An exciting opportunity to acquire this well presented 3 bedroom detached bungalow, occupying a pleasant position within the sought after coastal village of Crackington Haven, benefitting from attractive surrounding gardens, garage, and ample off road parking. Available with no onward chain, the residence offers well balanced accommodation throughout and would appeal to a variety of buyers including those seeking a comfortable main home or peaceful coastal retreat.

The accommodation briefly comprises an entrance porch leading into a spacious hallway with useful built-in storage. The generous dual aspect living/dining room enjoys an abundance of natural light with windows to the front and patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen offers a range of matching wall and base units and flows through to a delightful sun room overlooking the garden with direct access outside.

There are three well-proportioned bedrooms, two of which enjoy views over the front garden, with the third overlooking the rear. The property is served by a family bathroom comprising both bath and separate shower, in addition to a separate cloakroom.

Externally the property benefits from a garage, driveway parking and an additional separate parking area, enhancing its practicality. With oil fired central heating, UPVC double glazing throughout and solar panels (leased), the property offers comfortable and efficient living. An internal viewing is highly recommended to fully appreciate all that this home has to offer.

Lundy Drive enjoys a most convenient location, a short distance drive from the beach and close to the centre of Crackington Haven set amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude is some 10 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18 hole golf course and fully equipped leisure centre etc. The property lies less than a mile away from the rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks etc. The town of Launceston being Cornwall's ancient capital is some 15 miles and provides convenient access to the A30 dual carriageway which connects in turn to the Cathedral City of Exeter with its airport and city railway network and motorway links etc.

Entrance Porch - 4'3" x 3'10" (1.3m x 1.17m)

Hallway

Lounge/Dining Room - 23'5" x 11'8" (7.14m x 3.56m)

Kitchen - 9'9" x 8'5" (2.97m x 2.57m)

Sun Room - 9'10" x 7'5" (3m x 2.26m)

WC - 7'4" x 2'10" (2.24m x 0.86m)

Bedroom 1 - 11'9" x 11'5" (3.58m x 3.48m)

Bedroom 2 - 11'7" x 8'5" (3.53m x 2.57m)

Bedroom 3 - 11'4" x 7'5" (3.45m x 2.26m)

Family Bathroom - 8'3" x 5'6" (2.51m x 1.68m)

Outside - The property is approached via a driveway providing off road parking and access to the garage, with a pedestrian pathway leading to the front entrance. The front garden is laid principally to lawn and bordered by a variety of mature shrubs, trees and planting, creating an attractive and welcoming approach. To the side of the property is a further low maintenance garden area, laid to chippings and enclosed by walling and fencing, with gated access leading to an additional parking area — ideal for those requiring extra space for vehicles or visitors. The rear garden enjoys a sunny aspect and has been thoughtfully arranged for ease of maintenance, featuring a paved patio area adjoining the property providing an ideal space for outdoor dining and entertaining. The remainder of the garden is bordered by mature hedging, trees and established planting, offering a good degree of privacy. A useful timber storage shed with power connected is located to the side, along with the external oil boiler and tank. The gardens provide a peaceful setting with scope for further enhancement if desired.

Garage - 17' x 8'8" (5.18m x 2.64m)

EPC - Rating B

Council Tax - Band C

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

Agents Note - The executors have advised that the solar panels are currently leased on a 25 year term which was granted in 2011. We have been advised there is an option to purchase them if necessary.

Anti Money Laundering - 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 which will only be used for this purpose. We carry out this through iamproperty a secure platform to protect your data. Each owner will be required to pay £20 upon our instruction to carry out these checks prior to the property being advertised.



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 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 though 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 whereupon number 29 will be found within a short distance on the left hand side with a Bond Oxborough Phillips for sale board displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		