



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

32 Northcott Mouth  
Road  
Poughill  
Bude  
EX23 9HF

**Asking Price: £350,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**



32 Northcott Mouth Road, Poughill, Bude, EX23 9HF



- 2 BEDROOMS
- SEMI-DETACHED BUNGALOW
- PANORAMIC FAR REACHING SEA VIEWS
- SOUGHT AFTER LOCATION
- GARAGE IN NEARBY BLOCK
- EPC E
- COUNCIL TAX BAND C



Changing Lifestyles

01288 355 066  
bude@boproperty.com

32 Northcott Mouth Road, Poughill, Bude, EX23 9HF

## Changing Lifestyles

**An immaculately presented 2 bedroom semi-detached bungalow enjoying fantastic panoramic far reaching coastal views over Bude bay. The property occupies a pleasant location on the edge of this sought after North Cornish village and benefits from low maintenance front and enclosed rear gardens. EPC E.**

### Situation

**The property enjoys a convenient location in the attractive and characterful village of Poughill which supports places of Worship and a local Inn. Northcott Mouth is approximately one 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, schools and recreational facilities. The bustling Market town of Holsworthy lies some 10 miles in land and the Port town of Bideford is easily accessible off the A39 lying some 28 miles in a North Easterly direction.**

### **Entrance Hall**

### **Open plan Kitchen/Living Room/Dining Room - 21'10" (6.65) x 16'11" (5.16) Maximum dimensions**

A fitted range of base and wall mounted units with work surfaces over incorporating a composite sink drainer unit with mixer taps. Built-in oven, 4 ring hob with extractor over, integrated dishwasher, under counter fridge, plumbing and recess for washing machine. French patio doors leading to balcony with window to front elevation providing stunning sea views.

### **Bedroom 1 - 12'1" x 11'5" (3.68m x 3.48m)**

Built in wardrobes with doors to conservatory.

### **Bedroom 2 - 9'9" x 8'3" (2.97m x 2.51m)**

Internal window overlooking the conservatory.

### **Bathroom - 6'6" x 5'4" (1.98m x 1.63m)**

A 3 piece bathroom suite comprising panel bath with mains fed shower over, low flush WC with concealed cistern and vanity unit with wash hand basin. Heated towel rail. Window to side elevation.

### **Conservatory - 16'6" x 7'4" (5.03m x 2.24m)**

Double doors leading to enclosed rear garden.

**Outside** - Low maintenance landscaped front garden with a pedestrian path providing access to the side entrance and rear enclosed garden. The rear garden comprises a paved patio area adjoining the rear of the property. Terraced garden with large decking area providing an ideal spot for alfresco dining. Bordered by raised slate beds and close boarded wooden fencing. Shared

pathway to the side of the property leads to the garage located in a nearby block.

**Garage** - Up and over vehicle entrance door.

**Services** - Mains water, electricity and drainage.

**Council Tax** - Band C



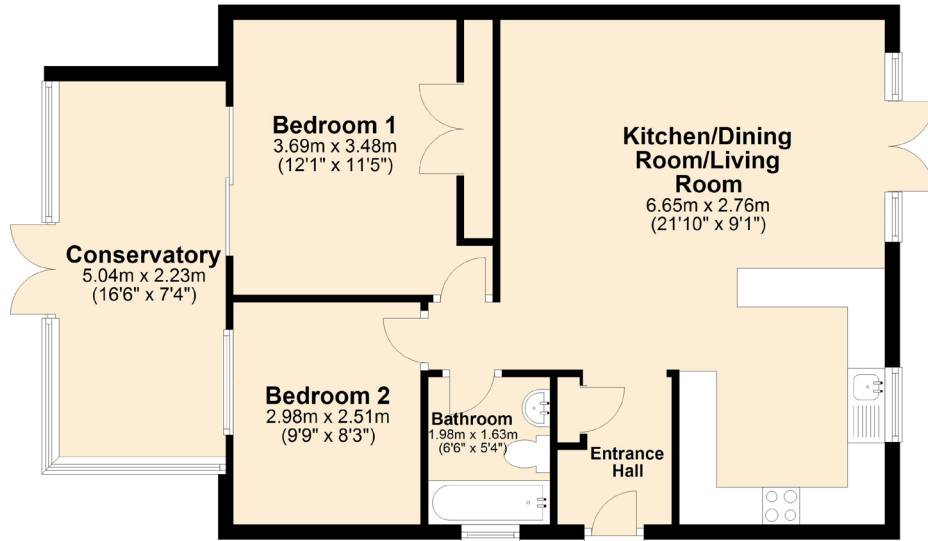
Changing Lifestyles

01288 355 066  
bude@boproperty.com





**Ground Floor**



Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

**Directions**

From Bude town centre proceed in a Northerly direction for approximately 1.5 miles passing through Flexbury and into Poughill. Upon entering the village turn left signposted Northcott Mouth, proceed for approximately ¼ of a mile whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	