



15 Anthony Close
Poughill
Bude
Cornwall
EX23 9HD

Asking Price: £465,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

15 Anthony Close, Poughill, Bude, Cornwall, EX23 9HD



- 3 BEDROOMS
- DETACHED BUNGALOW
- CONSERVATORY
- DRIVEWAY & GARAGE
- SPECTACULAR SEA VIEWS
- ENCLOSED REAR GARDENS
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- EPC RATING E
- COUNCIL TAX BAND C



Enjoying a sought after location with spectacular sea views along the North Cornish coastline a fantastic opportunity to acquire this spacious 3 bedroom detached bungalow. The property benefits from a generous enclosed rear garden, front garden, garage and driveway providing ample off road parking. Ideally suiting those looking for investment whilst equally appealing as a comfortable home.



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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 - 5'3" x 4'4" (1.6m x 1.32m)
Built in storage cupboard.

Lounge - 19'11" x 11'4" (6.07m x 3.45m)
A light and airy reception room with dual aspect windows enjoying spectacular far reaching views along the North Cornish coastline.

Kitchen - 11'6" x 8' (3.5m x 2.44m)
A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer taps, 5 ring LPG gas hob with extractor hood over and integrated fridge and freezer. Space and plumbing for washing machine. Window to rear elevation and door to conservatory.

Conservatory - 12'7" x 8'9" (3.84m x 2.67m)
A versatile reception room with double glazed doors to rear elevation and windows overlooking the rear garden.

Bedroom 1 - 13'6" x 10'9" (4.11m x 3.28m)
Double bedroom and window to front elevation enjoying views over the North Cornish Coastline.

Bedroom 3 - 11'6" x 6'11" (3.5m x 2.1m)
Window to rear elevation.

Bedroom 2 - 11'6" x 9'8" (3.5m x 2.95m)
Double bedroom with window to rear elevation.

Shower Room - 6'7" x 4'4" (2m x 1.32m)
Shower cubical with electric shower over, low level WC with pedestal hand wash basin.

Bathroom - 5'9" x 5'6" (1.75m x 1.68m)
Panel bath with mixer taps and wash hand basin with window to side elevation.

WC - 5'9" x 2'7" (1.75m x 0.79m)
Low flush WC and window to side elevation.

Garage - 16'7" x 8'6" (5.05m x 2.6m)
Electric up and over garage door. Light and power connected.

Outside - The property is accessed via an entrance driveway providing ample off road parking, access to the garage and front garden laid to lawn. To the rear of the property is a well presented garden being principally laid to lawn with fruit trees and bordered by a variety of mature shrubs.

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Services - Mains Water, Electric and Drainage.

Council Tax - Band C

EPC Rating - Band E



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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, take the next turning into Anthony Close whereupon the property will be found after a short distance on your left hand side.

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+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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