



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

40 Lundy Drive  
Crackington Haven  
Bude  
Cornwall  
EX23 0PB

**Asking Price: £425,000 Freehold**



Changing Lifestyles

01288 355 066  
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40 Lundy Drive, Crackington Haven, Bude, Cornwall, EX23 0PB



- 3 BEDROOMS
- DETACHED BUNGALOW
- SUPERB VIEWS ACROSS THE VALLEY AND SEA BEYOND
- GENEROUS FRONT AND ENCLOSED REAR GARDENS
- GARAGE
- OFF-STREET PARKING
- AVAILABLE WITH NO ONWARD CHAIN
- COUNCIL TAX BAND -C
- EPC RATING - E



**Enjoying spectacular views over the adjoining valley, stretching to the coastline and sea beyond. We are proud to bring to the market this well presented 3 bedroom detached bungalow available with no onward chain. Generous front and rear gardens, driveway and garage. EPC rating E. Council Tax Band C.**



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**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 Hall** - Doors to lounge/dining room, kitchen, 3 bedrooms and bathroom. Storage cupboard. Airing cupboard.

**Lounge/Dining Room** - 23'6" x 11'8" (7.16m x 3.56m)

This light and airy room benefits from a double aspect with two windows to the front elevation and patio door to the rear elevation boasting far reaching coastline and sea views. Ample space for large dining table.

**Kitchen** - 9'10" x 8'6" (3m x 2.6m)

This modern kitchen comprises of a range of base and wall units with wood effect laminate worktops over incorporating a single sink with mixer tap and 4 ring electric

hob with extractor above. Integrated appliances such as eye level oven with microwave above, fridge freezer, washing machine and slimline dishwasher. Window and door to rear elevation with views of the rear garden, sea and coastline.

**Bedroom 1** - 11'8" x 11'6" (3.56m x 3.5m)

Window to front elevation.

**Bedroom 2** - 11'8" x 8'8" (3.56m x 2.64m)

Window to rear elevation enjoying views of the rear garden.

**Bedroom 3** - 11'6" x 7'7" (3.5m x 2.3m)

Window to front elevation.

**Bathroom** - 8'6" x 8'4" (2.6m x 2.54m)

This family bathroom benefits from a enclosed panel bath, separate shower cubical with mains fed shower over, low level WC and wall mounted hand wash basin. Two frosted windows to rear elevation. Chrome heated towel rail.

**Garage** - 17' x 8'9" (5.18m x 2.67m)

Up and over garage door to front elevation. Light and power connected.

**Outside** - The front of the property provides off road parking and access to single garage. The front garden is mainly laid to lawn with a variety of mature shrubs. Access to the rear garden can be gained via a pedestrian gate to the right hand side of the property. The generous rear garden is mainly laid to lawn with mature flower beds, large patio perfect for al fresco dining and further raised vegetable beds. Space for a timber shed. The rear of the property boasts views over nearby countryside, clifftops and the sea.

**Agents Note** - The Vendor has 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.

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

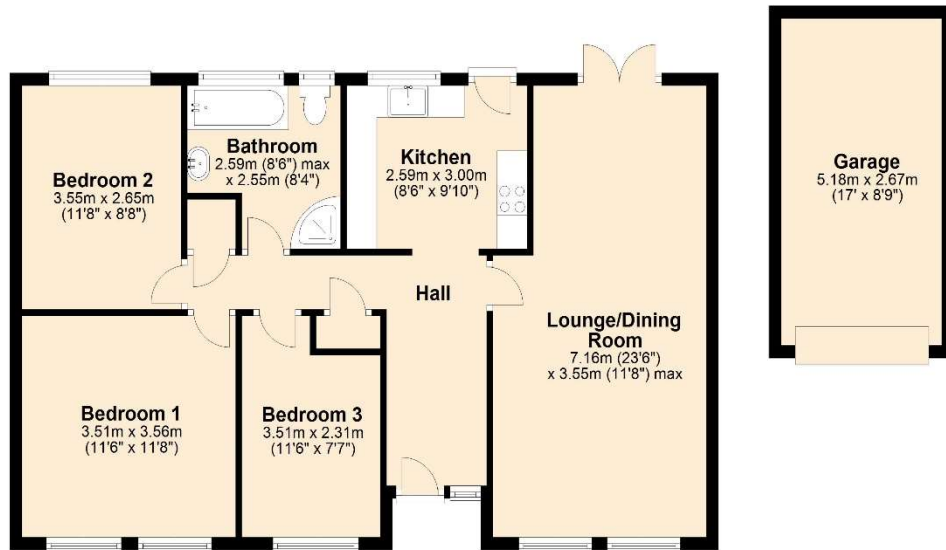




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**Ground Floor**  
Approx. 93.8 sq. metres (1009.2 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

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

### 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 through 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 40 will be found within a short distance on the right 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>71</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</b>	
(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	

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