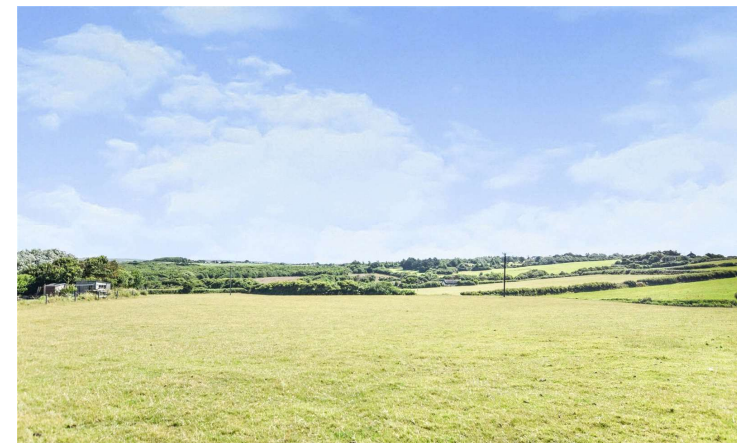


Combe Dale
Combe Lane
Widemouth Bay
Bude
Cornwall
EX23 0AA

Asking Price: £650,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Combe Dale, Combe Lane, Widemouth Bay, Bude, Cornwall, EX23 0AA



- CLOSE TO THE BEACH AND COAST PATH.
- 4/5 BEDROOMS, 2 RECEPTION ROOMS
- LARGE PLOT BACKING ONTO OPEN FARMLAND
- ENTRANCE DRIVEWAY AND GARAGE
- LEVEL FRONT & REAR GARDENS.
- NO ONWARD CHAIN.
- EPC F, COUNCIL TAX BAND E.



Combe Dale can be found tucked away down a quiet country lane, but within a short distance walk of the sandy bathing beaches of Widemouth Bay. It is set amidst the rugged North Cornish coastline, famed for its many nearby areas of outstanding natural beauty and popular beaches which provide a whole host of water sports and leisure activities together with its many breath-taking cliff top coastal walks. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schools, and recreational facilities together with its 18 hole links golf course, and fully equipped leisure centre. The bustling market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 30 miles in the north easterly direction providing convenient access to the A39 North Devon linkroad which connects in turn to Barnstaple, Tiverton, and the M5.



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Enjoying a most sought after and quiet location close to the beach a 4/5 bedroom, 2 reception room dormer bungalow occupying a large plot backing onto open farmland and enjoying far reaching views. Entrance driveway, garage and level front and rear gardens. Available with no onward chain. EPC F. Council Tax Band E.

Entrance Lobby

Hallway

Living Room - 14'3" x 13'4" (4.34m x 4.06m)

A light and airy dual aspect room overlooking front garden.

Dining Room - 12'5" x 12'3" (3.78m x 3.73m)

Sliding patio doors.

Kitchen - 12'6" x 9'6" (3.8m x 2.9m)

Fully fitted range of base and wall mounted cupboard with work surfaces incorporating single drainer sink unit. Integrated dishwasher, plumbing and recess for washing machine. Recess for large cooking range and space for fridge/freezer. Window to rear enjoying rural views.

Sun Room - 17'2" x 5'5" (5.23m x 1.65m)

Far reaching views to rear, overlooking open farmland. Cupboard housing oil fired boiler supplying ground floor heating and domestic hot water systems.

Bedroom 1 - 14'3" x 13'4" (4.34m x 4.06m)

Bay window to front overlooking gardens.

Bedroom 2 - 12'5" x 11' (3.78m x 3.35m)

Window to side elevation.

Shower Room - 6'6" x 5'8" (1.98m x 1.73m)

Cloakroom - WC

First Floor Landing

Bedroom 3 - 18'8" x 6'7" (5.7m x 2m)

Window to front with far reaching views across rooftops to the sea beyond.

Bedroom 4 - 9'5" x 9'1" (2.87m x 2.77m)

Bedroom 5/Study - 10'10" x 6'1" (3.3m x 1.85m)

Window to rear enjoying countryside views.

Garage - 14'10" x 12' (4.52m x 3.66m)

Up and over garage door, personal door to rear seating area.

Outside - Recently laid resin bound driveway leading to Garage. Extensive level front garden laid to lawn, wide paved pathway to side leading to rear garden laid to lawn with far reaching views across open countryside. Pleasant paved seating area to rear of garage.

Council Tax Band - E



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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.



Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Leverlake road, follow along this road taking the second right hand turn into Combe Lane whereupon Combe Dale will be found towards the end on the left hand side.

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.