

Meadowbrook
Red Post
Launcells
Bude
Cornwall
EX23 9NW

Asking Price: £365,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Meadowbrook, Red Post, Launcells, Bude, Cornwall, EX23 9NW



- DETACHED BUNGALOW
- 3/4 BEDROOMS (1 ENSUITE)
- OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING
- CONSERVATORY
- EPC RATING D
- COUNCIL TAX BAND D



An opportunity to acquire this well presented 3/4 bedroom detached bungalow located on the outskirts of the popular coastal town of Bude. The property offers comfortable and versatile accommodation throughout as well as ample off-road parking and low maintenance garden. The property briefly comprising a kitchen, lounge/dining room, 3 double bedrooms (one with ensuite) and a further study/bedroom 4 as well as a family bathroom and utility room. Viewings highly recommended. EPC Rating - D. Council Tax Band - D.



Changing Lifestyles

01288 355 066
bude@boproperty.com

Meadowbrook, Red Post, Launcells, Bude, Cornwall, EX23 9NW

Changing Lifestyles

The property is situated only about 1.5 miles from the village of Bridgerule which offers traditional amenities including a popular local Inn, Church, Chapel and Primary School. The Red Post Inn is also conveniently located to the site. The market town of Holsworthy is some 5.5 miles distant offering local and national shops, together with many amenities including regular bus services, library, park, doctors surgery, theatre, indoor heated swimming pool, sports hall, health centre, popular weekly market, schools, bowling green, golf course, etc. The coastal resort of Bude with its safe sandy surfing beaches is some 4 miles with a further extensive range of shopping, schooling and recreational facilities, together with its popular 18-hole golf course and fully equipped leisure centre.

Entrance Porch - 13'11" x 5'11" (4.24m x 1.8m)

Large entrance porch. Windows to side elevation and rear elevation. Door to entrance hall.

Entrance Hall - 13'11" x 5'1" (4.24m x 1.55m)

Doors to kitchen, lounge/dining room, bedroom 1, bedroom 2, bedroom 3, bathroom and utility room. Airing Cupboard. Storage cupboard housing immersion tank.

Kitchen - 11'7" x 9'8" (3.53m x 2.95m)

The kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a black composite sink/drainage unit with mixer tap. Integrated single oven with electric 4 ring hob and extractor hood over. Space for dishwasher and fridge freezer. Large AGA with red detail. Window to side elevation. Opening into the lounge/dining room.

Lounge/Dining Room - 26'1" x 12'10" (7.95m x 3.9m)

This light and airy room offers ample space for a large suite as well as family dining table. Window to the front elevation overlooking the garden. Feature fireplace housing a wood burning stove with slate hearth. French patio doors to the conservatory and double doors to the study/bedroom 4.

Conservatory - 12'3" x 8'2" (3.73m x 2.5m)

Upvc glazing to front, side and rear elevation with patio doors leading onto the raised deck.

Study/Bedroom 4 - 11'9" x 11'8" (3.58m x 3.56m)

Window to the front elevation. Double doors to the lounge/dining room.

Bedroom 1 - 13'5" x 10'4" (4.1m x 3.15m)

Windows to the side and rear elevation. Door to Ensuite.

Ensuite - 8'10" x 3'5" (2.7m x 1.04m)

Comprising a low level WC, wall mounted hand wash basin and shower cubicle with electric shower over. Frosted window to rear elevation. Door to entrance hall.

Bedroom 2 - 11'11" x 9'8" (3.63m x 2.95m)

Window to side elevation.

Bedroom 3 - 12'11" x 8'2" (3.94m x 2.5m)

Window to rear elevation.

Bathroom - 9'8" x 8'4" (2.95m x 2.54m)

Comprising an enclosed panel bath, large shower cubicle with electric shower over, low level WC and pedestal hand wash basin. Light tunnel.

Utility Room - 15' x 7'7" (4.57m x 2.3m)

Window and door to the side elevations and a further window to the rear elevation. A range of base units with laminate roll edge worktops over incorporating a composite sink/drainage unit with mixer tap. Space for washing machine and tumble dryer.

Outside - The property is approached via a 5 bar and offers extensive off road parking. To the front of the property

is a large garden mainly laid to lawn and bordered by mature hedgerow. To the side of the property is further parking as well as a raised deck offering the perfect space for al fresco dining. Timber shed offering outside storage.

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



Changing Lifestyles

01288 355 066
bude@boproperty.com

Meadowbrook, Red Post, Launcells, Bude, Cornwall, EX23 9NW



Directions

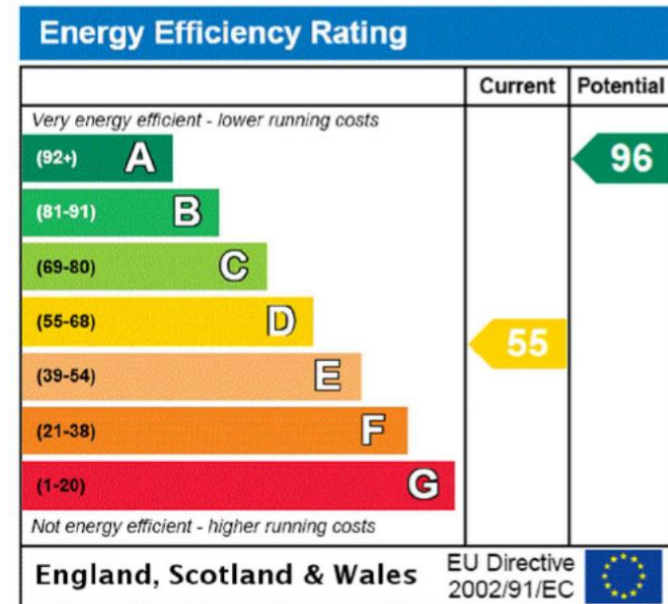
From Bude town centre proceed out of the town along Stratton Road, and upon reaching the A39 turn left signposted Bideford, and then take the right hand turning onto the A3072. Proceed down into the centre of Stratton and through the village, heading towards Red Post, turn right signposted Launceston and a short distance after the property will be found on the left hand side with a Bond Oxborough Phillips for sale board 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.



Changing Lifestyles

01288 355 066
bude@boproperty.com