



Bond
Oxborough
Phillips

Changing Lifestyles

Penbury
Underlane
Marhamchurch
Bude
Cornwall
EX23 0EN

Asking Price: £400,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Penbury, Underlane, Marhamchurch, Bude, Cornwall, EX23 0EN



- 2 BEDROOMS (1 ENSUITE)
- DETACHED BUNGALOW
- GENEROUSLY ACCOMMODATION THROUGHOUT
- COASTAL VIEWS FROM LIVING ROOM BAY WINDOW
- LOW MAINTENANCE GARDENS
- LARGE GARAGE FURTHER POTENTIAL TO CONVERT SUBJECT TO PLANNING
- SHORT WALK TO VILLAGE AMENITIES
- EPC: E
- COUNCIL TAX BAND: D



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Situated in this highly sought after North Cornish village just a short distance from the popular coastal town of Bude and Widemouth Bay, is this well-proportioned, 2 bedroom (1 ensuite), detached bungalow offering spacious accommodation throughout. Low maintenance courtyard garden with off road parking and large garage, all within a short walk to local amenities. EPC Rating E. Council Tax Band D.

The property is situated in the centre of the popular and sought after self contained village of Marhamchurch, both offering a convenient range of local amenities including community village store, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.

Entrance Porch - 6'4" x 3' (1.93m x 0.91m)

Entrance Hall - Useful built in cupboard by entrance porch and large airing cupboard in main hall.

Lounge/Dining Room - 27'9" x 14'7" (8.46m x 4.45m)

A generous triple aspect reception room with bay window to front elevation enjoying far reaching views across to Widemouth Bay and sliding door to side elevation.

Kitchen - 14'11" x 8'9" (4.55m x 2.67m)

Fitted range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer tap, recess for cooker, space and plumbing for washing machine and tumble dryer. Window and door to rear elevation.

Bedroom 1 - 12'1" x 11'11" (3.68m x 3.63m)

Double bedroom with window to rear elevation.

Ensuite - 8'9" x 5'11" (2.67m x 1.8m)

Enclosed shower cubicle with mains fed shower unit, vanity unit with wash hand basin, low flush WC and window to rear elevation.

Bedroom 2 - 15'5" x 11'2" (4.7m x 3.4m)

Double bedroom with window to front elevation.

Shower Room - 8'5" x 7'9" (2.57m x 2.36m)

Walk in large shower area with glass screen and mains fed shower over, vanity unit with wash hand basin, concealed cistern WC and window to rear elevation.

Outside - Approached via an off road parking area for one to two vehicles. Small area of lawn to the front and right hand side of the bungalow with a low maintenance patio area enclosed via a hedge on the front boundary with hand built Cornish stone wall to the lane and fence to side with pathway to the rear.

Garage - 25'11" x 12'6" (Max) (7.9m x 3.8m (Max))

Electric up and over door, light and power connected, separate pedestrian door to the front and door to the rear. Windows to the side elevation. Wall mounted gas fired boiler. Door to WC. Door to

Utility Room - 9' x 5'11" (2.74m x 1.8m)

Fitted base and wall mounted units with work surface over incorporating single drainer and sink, space and plumbing for washing machine. Window to rear elevation.

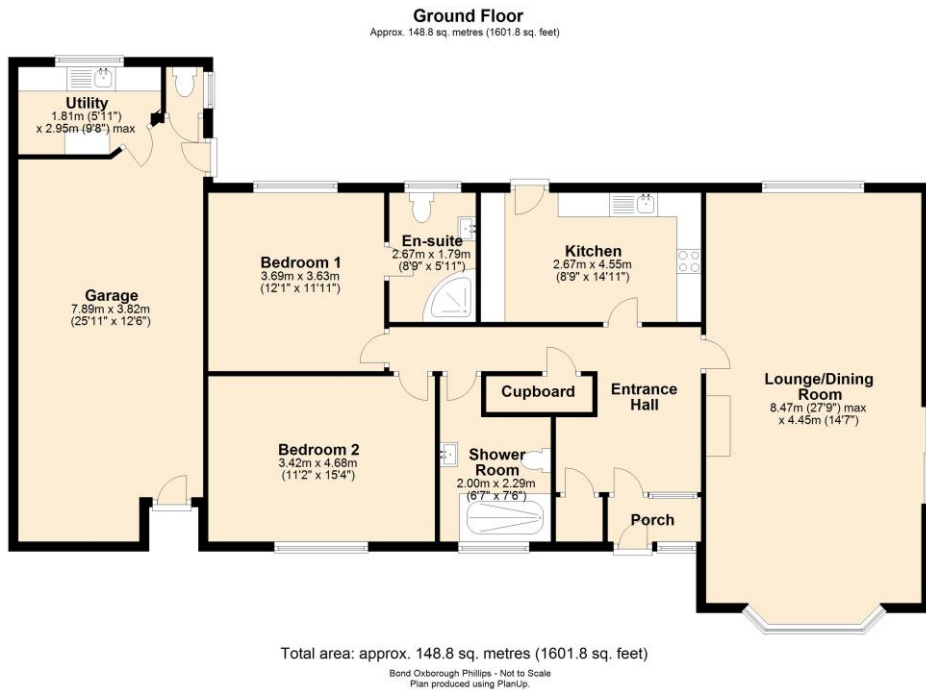
EPC - Rating E

Council Tax - Band D



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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.

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.

Directions

From Bude town centre, proceed out of the town towards Stratton and turn right into Kings Hill opposite the "Esso" filling station. Upon reaching the A39 take the right hand turning towards Camelford, and then immediately left following the signs to Marhamchurch. Upon reaching the centre of the village, proceed straight ahead into Underlane whereupon Penbury will be found half way down the hill on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	