



Bond
Oxborough
Phillips

Changing Lifestyles

4 Orchard Close
Poughill
Bude
Cornwall
EX23 9ES

Asking Price: £300,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

4 Orchard Close, Poughill, Bude, Cornwall, EX23 9ES



- 2 BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- FRONT AND REAR GARDENS
- ENTRANCE DRIVEWAY
- GARAGE
- WET ROOM
- SPACIOUS LIVING ROOM
- NO ONWARD CHAIN
- EPC: E
- Council Tax Band: C



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Overview

Situated in this highly sought after North Cornish Village within walking distance of a popular Pub and a short drive to the coastal resort of Bude, its comprehensive range of amenities and local beauty spots. This detached 2 bedroom bungalow offers spacious and comfortable accommodation throughout, with front and rear gardens, entrance driveway and garage. EPC rating E

Location

Poughill itself is a most attractive self-contained village situated a short distance away from the rugged North Cornish coastline and supports a convenient range of local village amenities including general stores and places of worship etc. The adjoining coastal resort of Bude offers an extensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports activities together with many nearby breathtaking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the Port Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Directions

From Bude town centre proceed out of the town along Golfhouse Road leading into Poughill Road and upon entering the village of Poughill turn left into Orchard Close

immediately prior to The Preston Gate Inn. Continue into the cul-de-sac whereupon No 4 will be found within a short distance on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

Entrance Porch

Entrance Hall

Living Room - 20'5" x 10' (6.22m x 3.05m)

A light and airy dual aspect room with windows to front and side elevations enjoying a pleasant aspect.

Kitchen / Breakfast Room - 10'10" x 9'11" (3.3m x 3.02m)

A well presented fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 sink drainer unit with mixer taps. Recess and plumbing for washing machine. space for tall fridge/freezer. Built in high level double oven, 4 ring ceramic hob with extractor system over. Space for a breakfast table and chairs. Window and door to side elevation.

Rear Porch - 4'6" x 3'11" (1.37m x 1.2m)

Door to rear, wall mounted shelving, floor mounted oil fired central heating boiler supplying domestic hot water and heating systems.

Bedroom 1 - 13'3" x 10'10" (4.04m x 3.3m)

A spacious master bedroom with window to rear elevation, extensive fitted wardrobes.

Bedroom 2/ Snug - 10' x 9'1" (3.05m x 2.77m)

Used by the current owners as a snug, equally suiting as a double bedroom with French glazed doors to rear.

Wet Room - 7'9" x 5'7" (2.36m x 1.7m)

A wet room with walk in shower with glass screen, with electric power shower, close coupled WC and wash hand basin. Twin windows to side elevation.

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Garage - 15'1" x 8'2" (4.6m x 2.5m)

Up and over vehicle entrance door to front, pedestrian door and window to rear. Power and light connected. Space for freezer and tumble dryer.

Outside - The property is approached via an entrance drive providing ample off road parking, front gardens principally laid to lawn with mature shrubs and plants and Cornish stone walling. The rear gardens are terraced with a paved patio area adjoining the rear of the property providing an ideal spot for alfresco dining. Steps lead up to a further patio area with a small lawn, and assorted seating areas. Timber summerhouse and timber garden shed. All bordered by close boarded fencing providing privacy.

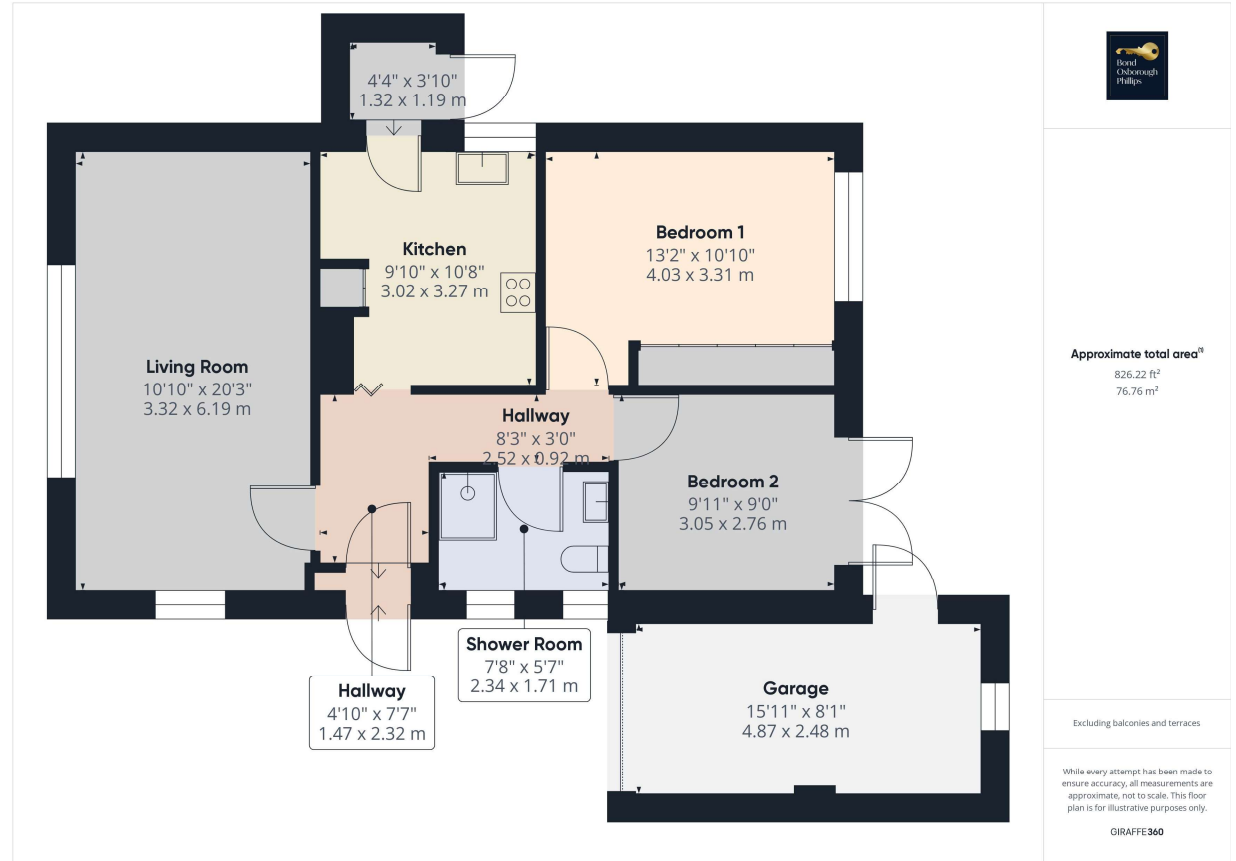
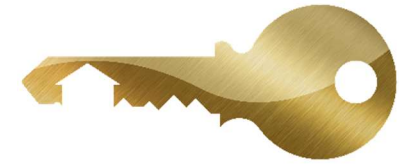
Agents Notes - The sellers are related to a member of staff at Bond Oxborough Phillips.



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