



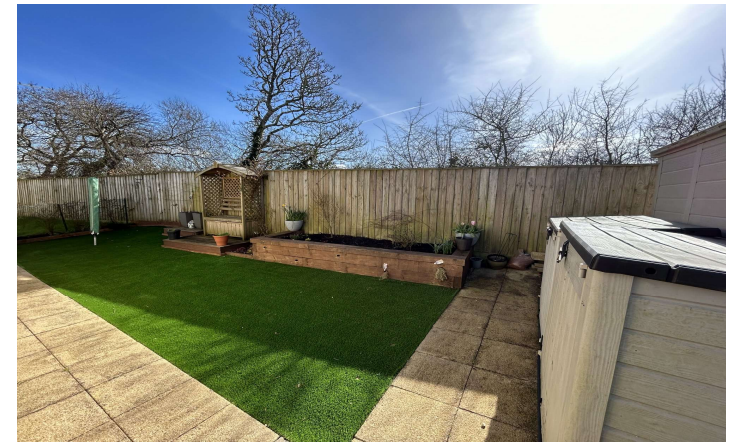
Bond
Oxborough
Phillips

Changing Lifestyles

16 Honeysuckle Way
Meadowlands Court
Poundstock
Bude
Cornwall
EX23 0FF

Asking Price: £205,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

16 Honeysuckle Way, Meadowlands Court, Poundstock, Bude, Cornwall, EX23 0FF



- 2 BEDROOMS (1 ENSUITE)
- IMMACULATEDLY PRESENTED THROUGHOUT
- DETACHED RESIDENTIAL PARK HOME
- OVER 45'S ROYALE LIFE DEVELOPMENT
- GATED SITE ENTRANCE
- PARKING SPACE FOR TWO VEHICLES
- LOW MAINTENANCE GARDENS
- WHEELCHAIR USER FRIENDLY
- EPC: TBC
- COUNCIL TAX BAND: A



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An opportunity to acquire this 2 bedroom detached residential park home situated on an over 45's gated community within a short distance of the popular coastal locations of Bude and Widemouth Bay. The modern layout comprises of a kitchen, utility room, living/dining room, family bathroom, two double bedrooms with walk-in wardrobe and one ensuite. The property offers off road parking, low maintenance gardens. Wheelchair-user friendly. Viewings highly recommended. Council Tax band -A.

The property is situated off the main A39 Bude/Wadebridge road and is some 3 miles south of Bude where there are a comprehensive range of amenities including local and national shops, Junior and Senior schools together with golf course, safe sandy beaches etc. Holsworthy, with its indoor heated swimming pool, bowling green and golf course is some 13 miles, with Okehampton, the gateway to Dartmoor, some 32 miles distant. Some of North Cornwall's most attractive countryside and coastline is close at hand with some fine beaches, beautiful coastal walks with much of the heritage coastline now within National Trust control.

Entrance Hall - Built in storage cupboards.

Living Area - 19'2" x 10'8" (5.84m x 3.25m)

A light and airy reception room with dual aspect box windows and feature fireplace housing electric fire. Leads to:

Dining Area - 8'9" x 8'1" (2.67m x 2.46m)

Space for dining table and chairs with box window to front elevation. Leads to:

Kitchen - 10'1" x 7'10" (3.07m x 2.4m)

A modern fully fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer with mixer tap over, 4 ring gas hob with extractor over, built in high level oven, extractor hood, integrated fridge/freezer and dishwasher. Window to side elevation. Leads to:

Utility Area - 5'1" x 9'1" (1.55m x 2.77m)

Base and wall mounted units with built in single sink and drainer, integrated washing machine and wall mounted gas Potterton boiler. Door to outside.

Bedroom 1 - 10'6" x 9'1" (3.2m x 2.77m)

Double bedroom with window to side elevation. Walk in wardrobe

Ensuite - 5'7" x 5'3" (1.7m x 1.6m)

Double walk in shower with mains shower over, vanity unit with wash hand basin, built in mirror, low flush WC, heated towel rail. Frosted window to rear elevation.

Bedroom 2 - 9'10" x 9'2" (3m x 2.8m)

Double bedroom with window to side elevation and built in wardrobe.

Bathroom - 6'6" x 5'10" (1.98m x 1.78m)

Enclosed panel bath with mains fed shower over, vanity unit with wash hand basin, low flush WC and frosted window to side elevation.

Outside - Approached via a brick paved driveway providing off road parking spaces for two vehicles. Low maintenance gravel areas and artificial lawn surround the property with paved walkways, raised flower beds, an outside water tap and useful 8ft x 11ft shed. The property also benefits from ramped wheelchair access.

Service Charge - Estate charge is approximately £248 per calendar month and is reviewed annually.

Council Tax - Band A.



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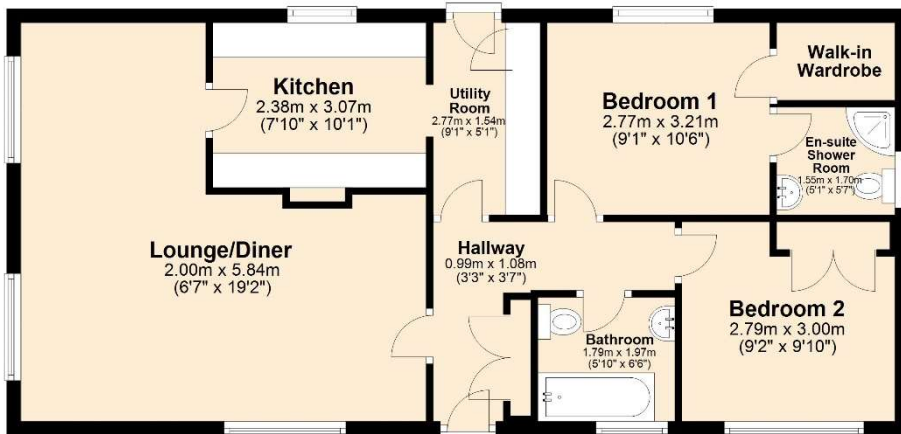
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Ground Floor

Approx. 71.9 sq. metres (773.8 sq. feet)



Total area: approx. 71.9 sq. metres (773.8 sq. feet)

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

Directions

Proceed out of Bude towards the A39 turning right into Kings Hill opposite the Esso Service Station. Upon approaching the A39 turn right towards Camelford and Poundstock. Continue along this road for approximately 3 miles and just after the first turning to Widemouth Bay on your right hand side there will be a left hand turn into a layby whereupon the gated entrance leading into Meadowlands Court will be found on your left. Proceed through the gates and into the development taking the first right hand turn and then bearing left where the property will be found immediately on your right.

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.



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