



Bond
Oxborough
Phillips

Changing Lifestyles

3 Church Street
Poughill
Bude
Cornwall
EX23 9EP

Asking Price: £225,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

3 Church Street, Poughill, Bude, Cornwall, EX23 9EP



- 1 BEDROOM
- END TERRACE CHARACTER COTTAGE
- GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- SHORT DRIVE FROM POPULAR COASTAL TOWN OF BUDE
- AVAILABLE WITH NO ONWARD CHAIN
- WELL SUITED FOR FIRST TIME BUYERS OR AS A SECOND HOME/HOLIDAY LET



An exciting opportunity to acquire this 1 bedroom end of terrace character cottage boasting many character features. The cottage is located within the heart of the popular village of Poughill which is a short distance from local amenities, beaches and the coastal town of Bude. The property briefly comprises a entrance porch, kitchen/living area, bedroom, bathroom and garden. Available with no onward chain the property would be well suited for first time buyers or as a second home/holiday let.



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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.

Entrance Hall - 3'1" x 3'7" (0.94m x 1.1m)

Door to kitchen/living area. Storage cupboard housing hot water cylinder

Kitchen / Living Area - 13'8" x 14'9" (4.17m x 4.5m)

This open plan kitchen/living area offers space for a good size suite as well and dining table. A feature fire place housing a wood burning stove takes centre stage with slate hearth and stone surround. The kitchen comprises of a range of base and wall units with slate worktops over incorporating a Belfast sink with mixer tap. Integrated oven and space for under counter fridge/freezer and washing machine. Slate flooring and exposed beams and stonework throughout. Window to the front elevation. Stairs to bedroom and bathroom.

Bedroom - 13' x 11'5" (3.96m x 3.48m)

This light and airy bedroom benefits from a double aspect with windows to the front and rear elevation and views over Poughill church. Original feature fire place. Door to bathroom.

Bathroom - 6'10" x 5'3" (2.08m x 1.6m)

Comprising an enclosed shower cubicle with electric shower over, low level WC and vanity unit with hand wash basin over. Window to the front elevation.

Outside - The garden is located to the right hand side of the property and is mainly laid to lawn with mature shrubs and hedges bordering. The garden also offers undisturbed views of Poughill church and would make the perfect setting for al fresco dining.

Council Tax Band - A

EPC - Rating E.

Services -

Mains electric, water and drainage.





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.

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Directions

From Bude town centre proceed out of the town through Flexbury and into Poughill Road. Continue along this road and upon entering the centre of Poughill, turn left towards Northcott Mouth. Follow this road for a short distance and take a left hand turn into Church Street and the property will be found on the right hand side.

