



Sarum
Madeira Drive
Widemouth Bay
Bude
Cornwall
EX23 0AJ

Asking Price: £450,000



Changing Lifestyles

01288 355 066
bude@boproperty.com

Sarum, Madeira Drive, Widemouth Bay, Bude, Cornwall, EX23 0AJ



- PRIME COASTAL LOCATION
- SEA VIEWS
- LARGE GARDENS OF APPROXIMATELY 0.25 ACRES
- 3 BEDROOM BUNGALOW
- 1920'S TIMBER FRAME CONSTRUCTION
- DEVELOPEMENT POTENTIAL
- NO ONWARD CHAIN
- EPC: TBC



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Overview

An exciting opportunity to acquire this 3 bedroom detached bungalow situated in one of Cornwall's most sought after coastal locations being within short walking distance to the beach and with fantastic views over the coastal hinterland and the sea. The residence occupies a generous size plot of approximately 0.25 acres. Sarum is of timber frame construction and would benefit from renovation, whilst offering great development potential subject to gaining the necessary consents. Available with no onward chain. EPC F. Council Tax Band B.

Location

Sarum enjoys a most fantastic location within a stones throw of the sandy bathing beach. Widemouth Bay is set 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 water sports and leisure activities together with its many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre. The bustling Market town of Holsworthy lies some 10 miles inland whilst the Port and Market town of Bideford is some 30 miles in a north-easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Sun room - 20'5" x 8'9" (6.22m x 2.67m)

A fully glazed room with a paved patio, overlooking the attractive rear gardens.

Living Room - 16'9" x 24' (5.1m x 7.32m)

A spacious, light and airy dual aspect room with windows to rear and side elevations. A central, double sided brick feature fireplace houses a wood burning stove and an open fire. Ample space for a living room suite and dining room table and chairs.

Kitchen - 10'7" x 9'7" (3.23m x 2.92m)

A fitted kitchen comprises a range of solid wood base and wall mounted units with work surfaces over incorporating an inset stainless steel sink drainer unit. Countertop 4 ring ceramic hob and built in oven. Plumbing and recess for washing machine. Space for tall fridge/ freezer. Window to rear elevation benefiting from stunning views over Widemouth Bay.

Utility - 8'3" x 3'2" (2.51m x 0.97m)

Space for chest freezer, pantry shelving. Window and door to rear elevation.

Bedroom 1 - 11'5" x 9'6" (3.48m x 2.9m)

A double bedroom with window to side elevation. Built in wardrobes.

Bedroom 2 - 9'9" x 7'4" (2.97m x 2.24m)

Window to front elevation.

Bedroom 3 - 7'5" x 7'5" (2.26m x 2.26m)

Window to front elevation.

Wet Room - 7'5" x 5'5" (2.26m x 1.65m)

A fitted wet room with a walk in power shower, close coupled WC and wash hand basin. Window to front elevation.

Garage - A detached garage with twin timber vehicle entrance doors.

Outside - The property is approached via 5 bar gate giving access to a gravel laid entrance driveway providing ample off road parking. The gardens are of a generous size being approximately 0.25 acres, comprising a raised lawn bordered by mature planting and shrubs. On the lower side is a productive vegetable garden. A paved patio area adjoins the

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rear of the property providing an ideal spot for sheltered, alfresco dining.

Agents Notes - The property is believed to be built in the 1920's of timber frame construction (non traditional construction).

Directions

From Bude town centre proceed along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, take the left hand turning into Madeira Drive, proceed for a short distance, turning right up the drive with a name plaque and a Bond Oxborough Phillips For Sale sign clearly displayed.



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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F	21 F	
1-20	G		

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