

Groom
Stone Hill
Poughill
Bude
Cornwall
EX23 9HH

Asking Price: £179,950

Freehold



Changing Lifestyles

01288 355 066
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Groom, Stone Hill, Poughill, Bude, Cornwall, EX23 9HH



- 2 BEDROOM HOLIDAY COTTAGE
- ALLOCATED PARKING SPACE
- 12 MONTH HOLIDAY RESTRICTION
- PRIVATE ENCLOSED COURTYARDS
- USE OF PARK FACILITIES INCLUDING AN INDOOR HEATED SWIMMING POOL
- GAMES ROOM
- EDGE OF VILLAGE LOCATION
- WALKING DISTANCE TO A LOCAL PUB
- EPC: F



A fantastic opportunity to acquire this 2 bedroom holiday cottage with a 12 month holiday restriction located only a stones throw from the coastal town of Bude. The cottage occupies a quiet position benefiting from its own private courtyard gardens as well as the use of the communal gardens and facilities offered by the select and well maintained complex. EPC Rating F.



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The property lies on the edge of this most attractive and characterful village, Northcott Mouth is approximately 1 mile and lies amidst the rugged North Cornwall coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude lies some 2 miles and supports a comprehensive range of shopping, schooling and recreational facilities together with an 18 hole links golf course and fully equipped leisure centre. The bustling town of Holsworthy lies some 10 miles inland and the port of Bideford is easily accessible off the A39 lying some 28 miles in a north easterly direction.

Living Room - 11'6" x 9'3" (3.5m x 2.82m)

Upon entering the property there is space for living suite and space for an electric fire with wooden surround. Window to front and rear elevation.

Sun Room - 6'11" x 6'3" (2.1m x 1.9m)

Double doors leading to courtyard area.

Kitchen - 11'2" x 9'2" (3.4m x 2.8m)

A range of base and wall mounted units with work surfaces over incorporating stainless steel sink/drain unit with mixer tap and 4 ring gas hob with extractor hood over. Integrated electric oven and slim line dishwasher. Space for free standing fridge freezer. Window to front and side elevation. Stairs to first floor landing.

Bedroom 2 - 11'10" x 9'3" (3.6m x 2.82m)

Double bedroom with under stair cupboard for storage and door leading to decking area with an additional courtyard area.

First Floor landing - Leading to bathroom and bedroom 1.

Bedroom 1 - 15'11" (4.85) (Max) x 9'7" (2.92)

Double bedroom with built in cupboard. Door leading to en-suite. Windows to front elevation.

En-suite WC - 5'9" x 2'10" (1.75m x 0.86m)

Low level enclosed WC with pedestal hand wash basin.

Bathroom - 5'11" x 5'7" (1.8m x 1.7m)

Enclosed Panel bath with mains fed shower over, pedestal wash hand basin and close coupled WC. Extractor fan.

Outside - Low maintenance courtyard garden with raised flower beds leading to the front door. Doors from the sun room opening out to decking area with steps down to the private courtyard, perfect for al fresco dining. Further section of garden to the rear of the property bordered by mature trees and shrubs access via bedroom 2. Allocated parking space with further on-site parking.

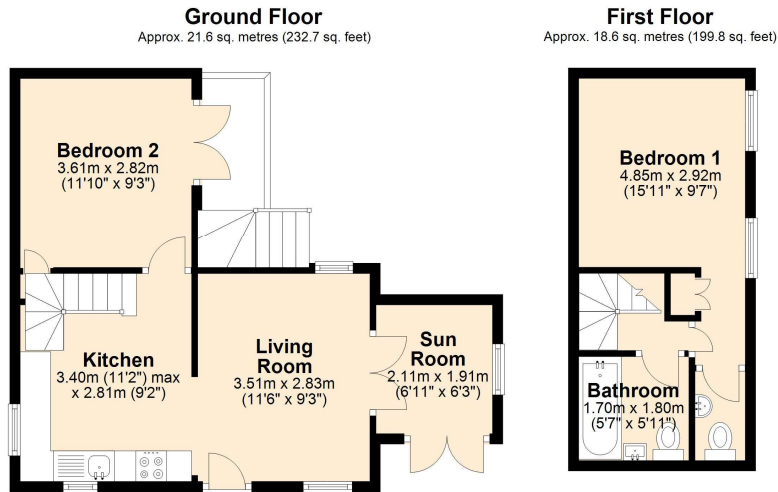
EPC - Rating F.

Tenure - Service charges are paid in monthly instalments of £385. These payments include all maintenance of the swimming pool and park facilities. Every owner has a 1/14th share in the Management Company, Trevalgas Estate Limited, and one vote per cottage at the AGM. Trevalgas Estate Limited own the swimming pool, play field and all other communal areas. The owners have a block insurance policy and the premium for each cottage is payable in addition to the service charge.

Trevalgas - Trevalgas occupies a superb tucked away position on the edge of this popular North Cornish Village, the park sits in its own well-maintained grounds comprising a modern indoor heated swimming pool, games room, and a laundry room. The grounds include an extensive parking area and children's play area.



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Total area: approx. 40.2 sq. metres (432.4 sq. feet)

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

Directions

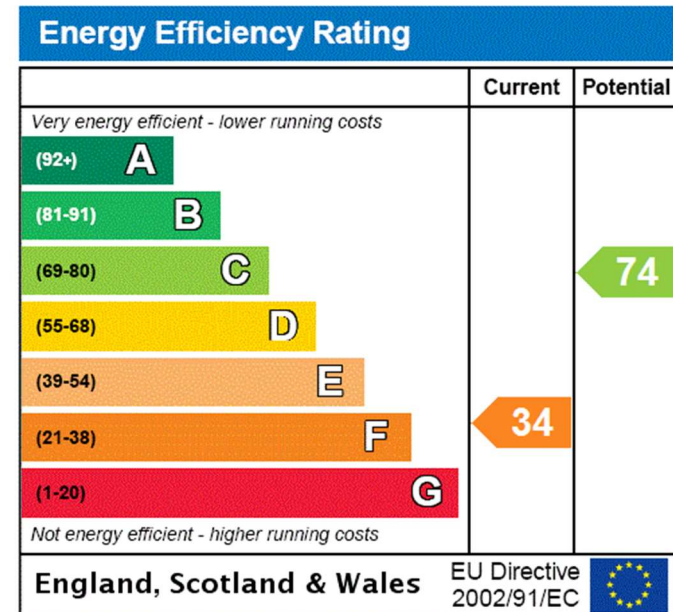
From Bude town centre proceed out of the town along Golfhouse Road and into Poughill Road. Continue through the village of Poughill and upon reaching the junction known as Inch's Shop proceed straight over and down the hill whereupon the entrance to Trevalgas Cottages will be found on the right hand side.

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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