



Bond
Oxborough
Phillips

Changing Lifestyles

Bangors Cottage
Bangors
Poundstock
Bude
EX23 0DP

Asking Price: £325,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Bangors Cottage, Bangors, Poundstock, Bude, EX23 0DP



- 2 BEDROOM
- 2 RECEPTION ROOMS
- DETACHED CHARACTER COTTAGE
- BELIEVED TO DATE BACK TO 18TH CENTURY
- GENEROUS ENCLOSED REAR GARDENS
- DETACHED GARAGE
- OFF ROAD PARKING SPACE
- SHORT DRIVE TO WIDEMOUTH BAY AND BUDE
- NO ONWARD CHAIN
- EPC: TBC
- COUNCIL TAX BAND: C



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An exciting opportunity to acquire this charming 2 bedroom detached cottage believed to date back to the 18th century situated only a short drive to Widemouth Bay and Bude. Boasting character features throughout the residence offers 2 reception rooms, kitchen, bathroom and 2 bedrooms on the first floor with a generous enclosed rear garden. Useful detached garage with off road space for a vehicle. Available with no onward chain. EPC Rating TBC. Council Tax Band C.

The property occupies a convenient location in this pleasant North Cornish rural village with access onto the main A39 Atlantic Highway. The popular coastal town of Bude is some 5 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18-hole golf course and fully equipped leisure centre. The nearby rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches provides a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks. The bustling market town of Holsworthy lies approximately 13 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch - 5'1" x 2'5" (1.55m x 0.74m)

Living Room - 15'3" x 12'9" (4.65m x 3.89m)

Dual aspect reception room with feature fireplace housing log burner, staircase leading to first floor and double glazed UPVC stable door leading to the generous enclosed rear gardens.

Dining Room - 13'1" x 8' (4m x 2.44m)

Dual aspect reception area with feature fireplace and ample space for dining table and chairs.

Kitchen - 8'1" x 7'4" (2.46m x 2.24m)

A range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, recess for electric cooker and extractor hood over. Space and plumbing for slimline dishwasher. Useful built in store and Larder cupboards. Window to side elevation.

Bathroom - 8'1" x 5'1" (2.46m x 1.55m)

Vanity unit with inset wash hand basin, low flush wc, heated towel rail, Enclosed panel bath with mixer taps and mains fed drench shower over. Window to rear elevation.

First Floor Landing - Feature window to rear elevation. Built in storage cupboard.

Bedroom 1 - 12'10" x 12'4" (3.9m x 3.76m)

Double bedroom with built in wardrobes and window to front elevation.

Bedroom 2 - 13' x 8'1" (3.96m x 2.46m)

Double bedroom with window to front elevation.

Outside - Off road parking area providing access to the detached garage with pedestrian gate leading to the front entrance for the cottage. A path leads around the property with an additional gate leading to a low maintenance side garden and providing access to the outside wc and boiler room. At the rear of the residence is a generous enclosed rear garden laid principally to lawn with a variety of mature shrubs, trees and hedges. Useful summerhouse and timber shed.

Garage - 16'7" x 11'4" (5.05m x 3.45m)

Up and over vehicle entrance door. Power and light connected. window to side elevation.

Services - Mains electric, water and drainage. Oil fired central heating.

EPC - Rating TBC

Council Tax - Band C



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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.

Directions

From Bude Town Centre proceed out of the Town towards Stratton and turn right opposite the Esso Service station into Kings Hill and upon reaching the A39 turn right signposted Camelford continue for approximately 4 miles and Bangors Cottage will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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