



Bond
Oxborough
Phillips

Changing Lifestyles

3 Anthony Close
Poughill
Bude
Cornwall
EX23 9HD

Asking Price: £385,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

3 Anthony Close, Poughill, Bude, Cornwall, EX23 9HD



- 2 BEDROOM
- DETACHED BUNGALOW
- SUPERB FAR REACHING COASTAL AND COUNTRYSIDE VIEWS
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: C



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Available with no onward chain Enjoying a sought after location with spectacular sea views along the North Cornish coastline a fantastic opportunity to acquire this immaculately presented 2 bedroom detached bungalow. The property benefits from a generous rear garden, garage and driveway providing off road parking. Ideally suiting those looking for investment whilst equally appealing as a comfortable home. EPC D. Council Tax Band C.

The property lies within 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.

Entrance Porch - 5' x 4' (1.52m x 1.22m)

Built in cupboard. Opaque glazed window to side elevation.

Hallway

Living Area - 20'1" x 10'11" (6.12m x 3.33m)

Fitted log burner with dual aspect and large window to front elevation enjoying superb views across the surrounding countryside and coastline.

Kitchen Area - 10'11" x 10'4" (3.33m x 3.15m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with modern mixer tap, built in AEG 4 ring hob with extractor over, built in AEG oven and integral Indesit dishwasher. Useful built in cupboard. Leads to:

Sun Room - 12'9" x 6'1" (3.89m x 1.85m)

Windows to side and front elevations enjoying coastal views. Door to rear garden.

Bedroom 1 - 13'5" x 10'11" (4.1m x 3.33m)

Double bedroom with window to rear elevation.

Bedroom 2 - 11'7" x 8'11" (3.53m x 2.72m)

Window to rear elevation.

Bathroom - 6'9" x 5'7" (2.06m x 1.7m)

Fitted suite comprising close coupled WC, wall hung wash hand basin and enclosed panel bath with mixer tap and overhead shower.

Outside - Side and rear gardens principally laid to lawn with variety of mature shrubs and a useful timber summerhouse. A paved seating terrace at the rear of the garden provides a fantastic elevated position for al fresco dining and to enjoy the far reaching countryside & coastal views. Terraced flower beds to the front of the property. Driveway providing off-road parking and garage.

Garage - Electric up and over vehicle entrance door. Power and light connected. Pedestrian door to side.

EPC - Rating D.

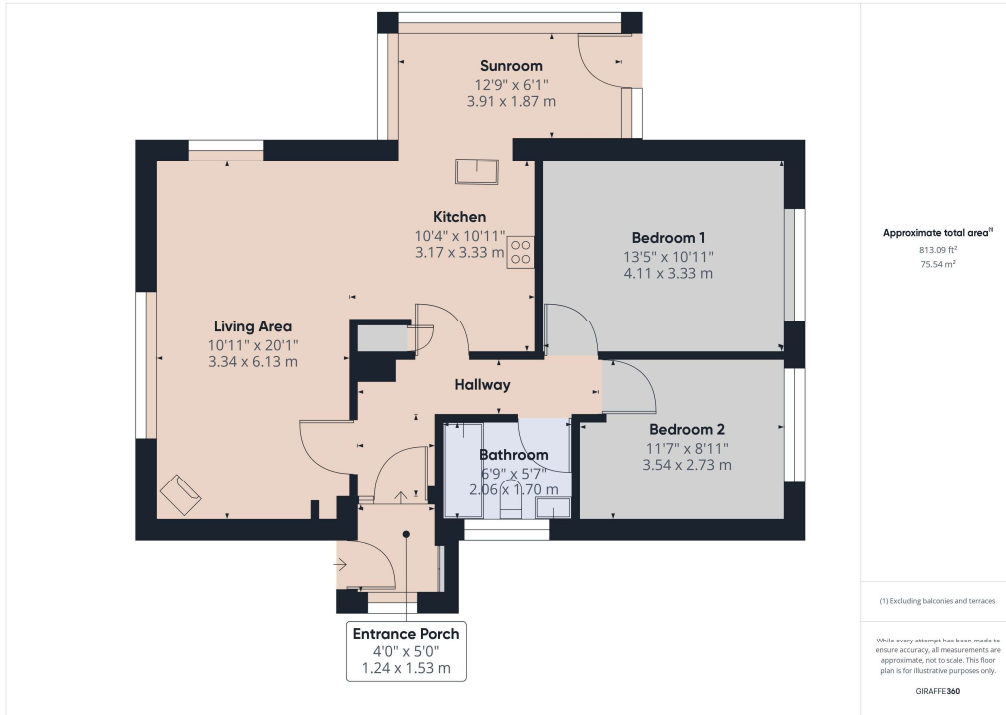
Council Tax - Band C

Services - Mains water, electric and drainage, Air Source Heat pump.



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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.

Directions

From Bude town centre proceed in a northerly direction for approximately 1.5 miles through to Flexbury and into Poughill. Upon entering the village turn left signposted Northcott Mouth. Proceed for approximately ¼ of a mile and turn right into the entrance to Trelawney Avenue, take the next turning into Anthony Close whereupon the property will be found after a short distance on your left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

