



Bond
Oxborough
Phillips

Changing Lifestyles

67 Trelawney Avenue
Poughill
Bude
Cornwall
EX23 9HB

Asking Price: £345,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

67 Trelawney Avenue, Poughill, Bude, Cornwall, EX23 9HB



- 2 BEDROOM
- SEMI-DETACHED BUNGALOW
- FANTASTIC SEA VIEWS
- DRIVEWAY PARKING AND GARAGE
- NO ONWARD CHAIN
- EPC RATING: D
- COUNCIL TAX BAND: C



Situated in a sought after location with spectacular sea views along the North Cornish coastline, an exciting opportunity to acquire this superbly presented 2 bedroom semi-detached bungalow. The property benefits from front and side gardens, garage and a driveway providing off street parking. Ideally suiting those looking for investment whilst equally appealing as a comfortable home. EPC Rating – D. Council Tax Band – C



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The property enjoys a convenient location in the attractive and characterful village of Poughill which supports places of Worship and a local Inn. Northcott Mouth is approximately one 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 1.5 miles and supports a comprehensive range of shopping, schools and recreational facilities. The bustling Market town of Holsworthy lies some 10 miles in land and the Port town of Bideford is easily accessible off the A39 lying some 28 miles in a North Easterly direction.

Entrance Porch - 4' x 3'2" (1.22m x 0.97m)

Built in storage cupboard

Kitchen/Living Area - 17' (5.18) (MAX) x 22'4" (6.8) (MAX)

A spacious room with a modern fitted kitchen comprising a range of wall and base units with works surfaces over incorporating a 1 ½ stainless steel sink/drainer with mixer tap, 4 ring ceramic hob with extractor hood over. Eye level integrated microwave and oven. Space and plumbing for washing machine, slim line dishwasher and under counter fridge/freezer. Breakfast bar. Ample space for a dining room table and chairs. Window to the front elevation enjoying distant sea views.

Bathroom - 6' x 6'7" (1.83m x 2m)

A fitted suite comprises an enclosed panelled bath with mains fed shower over, pedestal hand wash basin, low flush WC, heated towel rail. Frosted window to side elevation.

Bedroom 1 - 11' x 11'10" (3.35m x 3.6m)

Double bedroom with window to rear elevation.

Bedroom 2 - 8' x 10' (2.44m x 3.05m)

Window to rear elevation.

Garage - 9' x 16'6" (2.74m x 5.03m)

Up and over entrance door. Power and light connected.

Outside - To the front of the property concrete driveway providing off street parking, with front and side gardens principally laid to lawn with a variety of mature hedges and shrubs and superb sea views. Patio to the rear of the property.

Services - Mains electric, water and drainage.

EPC - Rating D.

Council Tax Band - C.

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

Basic 18 Mbps



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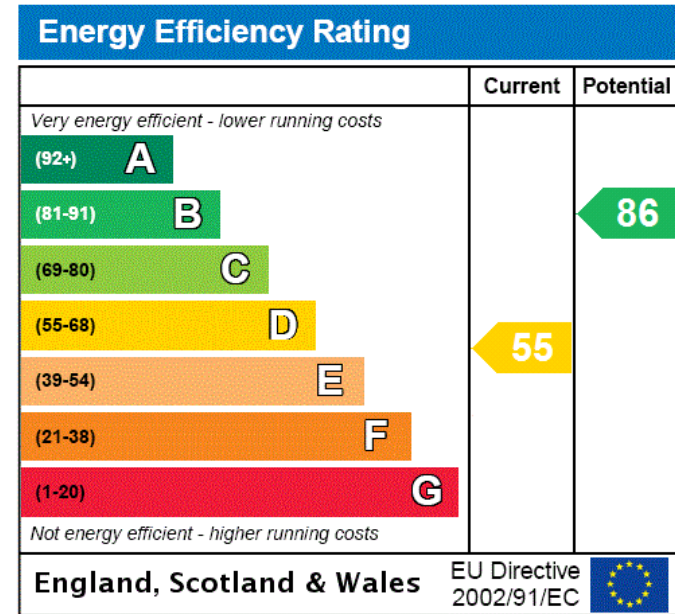


Have a property to sell or let?

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

Proceed from Bude along Poughill Road and into the village of Poughill. Turn left just before the old shop signposted Northcott Mouth and follow this for a little way and you will see the turning right into Trelawney Avenue. Take this right turn and proceed up the hill and as the road levels out take the second cul-de-sac to the left where number 67 will be found on the right hand side with a Bond Oxborough Phillips board displayed.

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