



Bond
Oxborough
Phillips

Changing Lifestyles

24 Northcott Mouth
Road
Poughill
Bude
EX23 9HE

Asking Price: £435,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

24 Northcott Mouth Road, Poughill, Bude, EX23 9HE



- IMMACULATELY PRESENTED
- DETACHED BUNGALOW
- 3 BEDROOMS
- 1 EN-SUITE
- FAR REACHING COASTAL AND COUNTRYSIDE VIEWS
- DOUBLE GLAZING
- GARAGE
- OFF ROAD PARKING
- FRONT AND ENCLOSED REAR GARDENS
- NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: C



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Enjoying spectacular far reaching coastal views, an exciting opportunity to acquire this immaculately presented 3 bedroom (1 en suite) detached bungalow situated on the edge of this sought after North Cornish village offering front and enclosed rear gardens, off road parking and garage. Available with no onward chain. Virtual tour available upon request. EPC D. Council Tax Band C.

The property enjoys a convenient location in the attractive and characterful village of Poughill which supports places of worship and a local pub. 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 beach. 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.

Covered Entrance Porch

Entrance Hall - 7'9" x 4'6" (2.36m x 1.37m)

Open Plan Lounge/Dining/Kitchen - 31'9" (Max) x 11'5" (9.68m (Max) x 3.48m)

A superb triple aspect bright and airy open plan reception room enjoying spectacular far reaching views across to Bude and along the North Cornish coastline. A superb fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating inset 1 1/2 sink drainer unit with mixer taps, 4 ring 'Samsung' induction hob with extractor hood over, built in high level double oven, space fridge freezer, integrated 'Samsung' dishwasher. Ample space for dining table and chairs. Door to Inner Hall. Door to:

Utility Room - 6'9" x 5' (2.06m x 1.52m)

Floor mounted oil fired grant boiler, space and plumbing for washing machine. Built in storage cupboard. Double glazed windows and door to rear garden.

Inner Hall

Bedroom 1 - 13'7" x 10'9" (4.14m x 3.28m)

Double bedroom with large window to rear elevation enjoying superb views over the surrounding countryside across Bude and to the coast beyond.

Ensuite - 7'4" x 3'10" (2.24m x 1.17m)

Enclosed shower with mains fed shower over, low flush WC, vanity unit with inset wash hand basin and heated towel rail.

Bedroom 2 - 11'4" x 9'9" (3.45m x 2.97m)

Double bedroom with window to rear elevation.

Bedroom 3 - 11'4" x 7' (3.45m x 2.13m)

Window to rear elevation.

Family Bathroom - 8'8" x 5'7" (2.64m x 1.7m)

Panel bath with mixer taps, large walk in shower enclosure with mains fed shower over, low flush WC, vanity unit with inset wash hand basin, heated towel rail and high opaque glazed window to side elevation.

Outside - Pedestrian path and steps to front elevation with adjoining front lawn and further pedestrian gate to side of the property provides access to the enclosed rear gardens laid principally to lawn with patio seating area perfect for al fresco dining. Vehicle access via a rear service lane leading to the useful garage and off road parking space.

Garage - Up and over vehicle entrance door.

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

EPC - Rating D

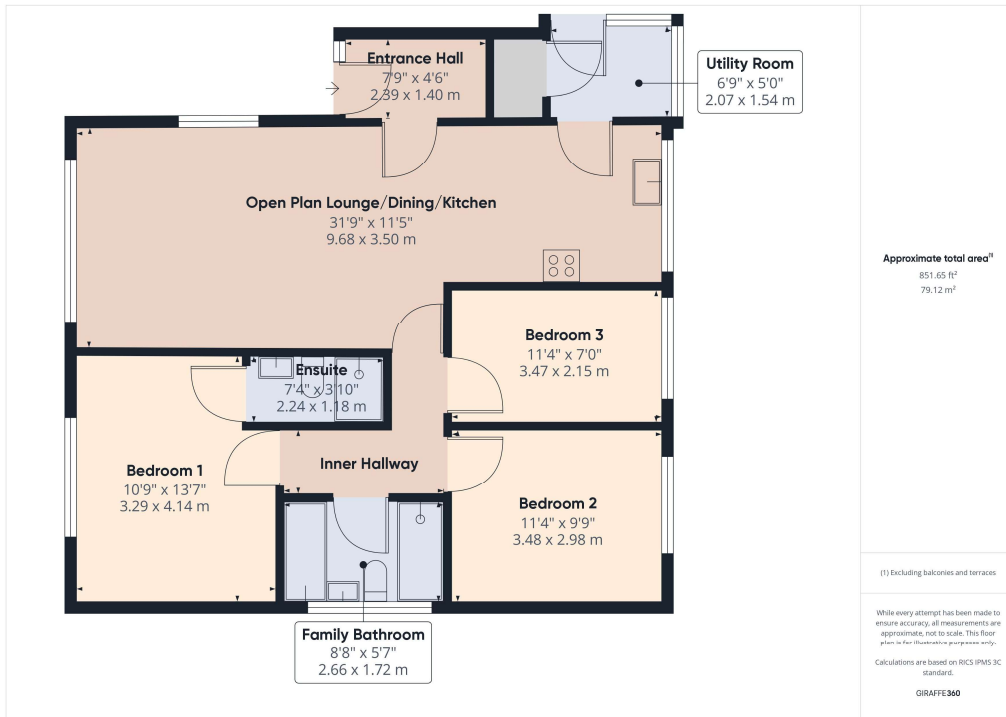
Council Tax - Band C

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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 Flexbury and into Poughill, upon entering the village turn left signposted Northcott Mouth, proceed for approximately ¼ of a mile whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

