



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Orchard Close  
Poughill  
Bude  
Cornwall  
EX23 9ES

**Asking Price: £475,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

18 Orchard Close, Poughill, Bude, Cornwall, EX23 9ES



- 3 BEDROOM (2 ENSUITE)
- DETACHED BUNGALOW
- SUPERBLY PRESENTED THROUGHOUT
- UNDER FLOOR HEATING VIA AIR SOURCE WITH SOLAR PANELS AND BATTERY SYSTEM
- SOUGHT AFTER NORTH CORNISH VILLAGE
- OFF ROAD PARKING
- GARAGE
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: D
- COUNCIL TAX BAND: C



**Situated in the popular North Cornish Village of Poughill we are proud to offer to the market this recently refurbished 3 bedroom (2 ensuite) detached bungalow with under floor heating, solar panels and battery system. The property offers immaculately presented and spacious accommodation throughout with a fantastic open plan lounge, kitchen/diner with sliding doors leading to the landscaped gardens providing an ideal spot for al fresco dining. Entrance driveway providing ample off road parking area and access to garage.**

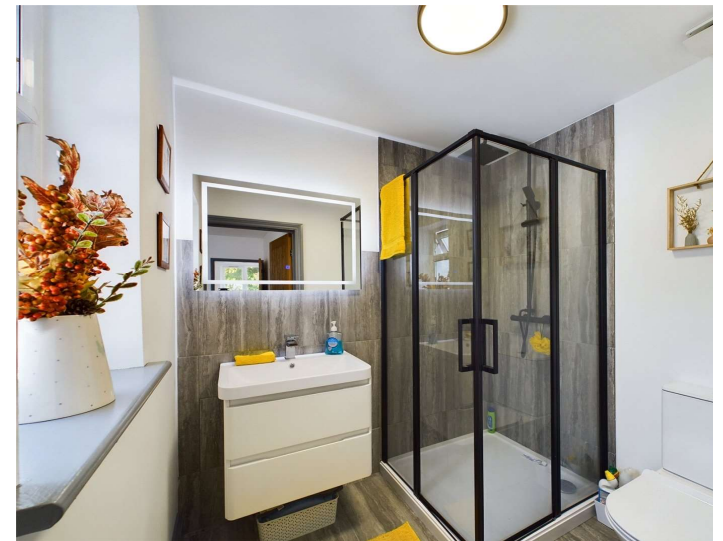


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Poughill itself is a most attractive self-contained village situated a short distance away from the rugged North Cornish coastline and supports a convenient range of local village amenities including places of worship and public house. Northcott Mouth 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 1.5 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.



# Property Description

## Entrance Hall

**Open Plan Kitchen/ Lounge/ Diner** - A light and airy dual aspect L shaped open plan room serving as the social hub for the residence.

## Kitchen Area - 30'8" x 9'1" (9.35m x 2.77m)

A superbly fitted kitchen area comprising a range of units with compact vinyl worksurfaces over incorporating an inset sink with modern mixer tap, 4 ring 'Hotpoint' induction hob, built in high level 'Hotpoint' Double oven/grill. Integrated appliances also include fridge/freezer, 'Sharp' dishwasher and washing machine.

**Lounge/Dining Area** - An impressive reception area with fitted roof lantern and large sliding door to a patio area with adjoining landscaped gardens. Ample space for dining table and chairs.

## Bedroom 1 - 14'7" x 10'8" (4.45m x 3.25m)

Double bedroom with sliding doors to rear elevation. Built in cupboard housing under floor heating manifolds and pressurised hot water cylinder.

## Ensuite Shower Room - 6' x 5'9" (1.83m x 1.75m)

Double enclosed shower cubicle with mains fed drench shower over, wall hung wash hand basin with wall mounted LED mirror, low flush WC and window to side elevation.

## Bedroom 2 - 13'3" x 10'6" (4.04m x 3.2m)

Double bedroom with sliding door to rear elevation.

## Ensuite - 6'2" x 5'8" (1.88m x 1.73m)

Double enclosed shower cubicle with mains fed drench shower over, wall hung wash hand basin with wall mounted LED mirror, low flush WC and window to side elevation.

## Bedroom 3 - 10'8" x 9'3" (3.25m x 2.82m)

Double bedroom with window to front elevation.

## Bathroom - 7'5" x 6' (2.26m x 1.83m)

Enclosed panel bath with mixer tap and mains fed drench shower over, low flush WC, wall hung vanity unit with wash hand basin.

**Outside** - Approached via an entrance drive providing access to garage with off road parking for a motorhome and a couple of cars. Pedestrian path with steps leads to the front entrance and side gardens which have been landscaped by the current owners to provide low maintenance areas with a generous patio area adjoining the property providing a perfect spot for al fresco dining. Steps lead around the property to a terrace area providing space for a timber shed with a pedestrian door to garage.

# Property Description

**Garage** - 16'3" x 8'3" (4.95m x 2.51m)

Up and over garage door with power and light connected. Control panel for solar panels and battery system.

**EPC** - Rating D.

**Council Tax** - Band C. May be subject to change.



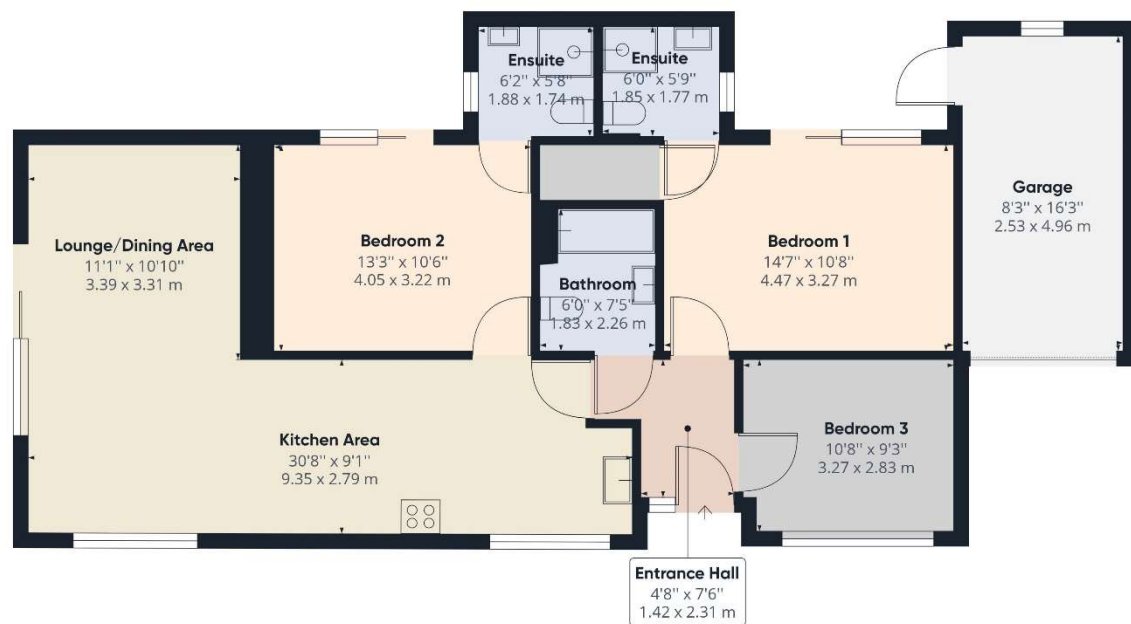
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Approximate total area<sup>(1)</sup>  
 1114.55 ft<sup>2</sup>  
 103.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bude town centre proceed out of the town along Golfhouse Road leading into Poughill Road and upon entering the village of Poughill turn left into Orchard Close immediately prior to The Preston Gate Inn. Continue into the cul-de-sac whereupon No 18 will be found after a short distance on the right hand side.

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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We are here to help you find  
and buy your new home...

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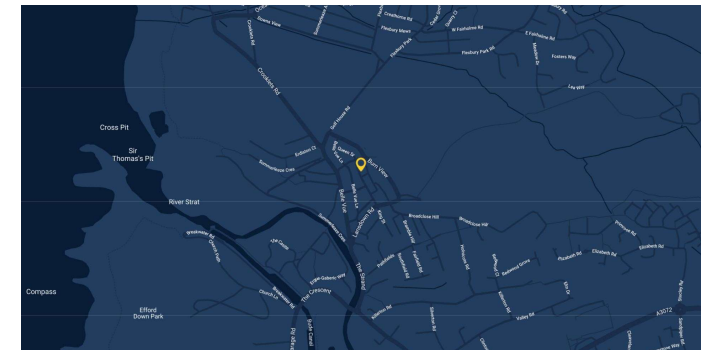
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