



Bond
Oxborough
Phillips

Changing Lifestyles

25 Trelawney Avenue
Poughill
Bude
Cornwall
EX23 9HB

Asking Price: £425,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

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



- 3 BEDROOM
- DETACHED BUNGALOW
- IMPRESSIVE SEA VIEWS
- WELL PRESENTED THROUGHOUT
- FRONT AND ENCLOSED REAR GARDENS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GARAGE WITH ADJOINING WORKSHOP AREA
- EPC: E
- COUNCIL TAX BAND: C



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An opportunity to acquire this well presented 3 bedroom detached bungalow situated in a sought after location enjoying spectacular sea views along the North Cornish coastline. The property benefits from a large front and enclosed rear garden, garage and driveway providing off road parking for 3 cars. Ideally suiting those looking for a second home whilst equally appealing as a comfortable home. EPC TBC. 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 Hall - 7' x 6'8" (2.13m x 2.03m)
Space for tumble dryer. Built in storage cupboard.

Inner Hall - Built in airing cupboard. Door to WC.

Lounge/Dining Room - 20'2" x 11'1" (6.15m x 3.38m)
A superb light and airy dual aspect reception room offering fantastic far reaching coastal views. Ample space for dining table and chairs.

Kitchen - 10'10" x 9'11" (3.3m x 3.02m)
A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer taps, 4 ring electric hob, built in oven, space and plumbing for washing machine and recess for tall fridge freezer. Window and door to side elevation.

Bedroom 1 - 13'4" x 10'11" (4.06m x 3.33m)
Generous double bedroom with double glazed UPVC window to rear elevation enjoying views across countryside and across to the sea.

Bedroom 2 - 9'10" x 9'1" (3m x 2.77m)
Double bedroom with double glazed UPVC window to rear elevation enjoying sea views.

Bedroom 3 - 9'5" x 7'8" (2.87m x 2.34m)
Double glazed window and door to rear elevation.

Bathroom - 8' x 5'7" (2.44m x 1.7m)
Enclosed panel bath with mains fed shower over, low flush WC, pedestal wash hand basin.

WC - 5'8" x 3' (1.73m x 0.91m)
Low flush WC, pedestal wash hand basin.

Outside - The property is approached over its own entrance driveway providing ample parking and leading to Garage. Front garden laid to lawn. Enclosed rear garden principally laid to lawn with flower/shrub beds and useful workshop area adjoining the garage. The residence offers superb far reaching sea views to the rear with a further paved area to the side.

Garage - 16'6" x 8'7" (5.03m x 2.62m)
Power and light connected. Electric roller door. Window to side elevation. Door to:

Workshop - 9'1" x 7'9" (2.77m x 2.36m)
Window to rear elevation. Door to side. Power and light connected.

Services - Mains electric, water and drainage.

EPC - Rating E

Council Tax - Band C

Mobile Coverage		Broadband	
EE	●	Basic	18 Mbps
Vodafone	●		
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

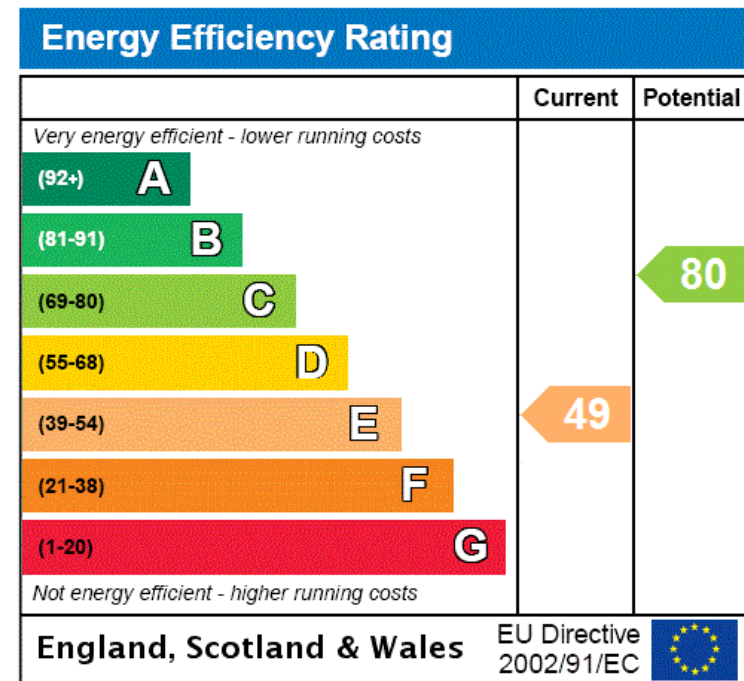


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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, whereupon number 25 will be found on the left hand side at the top of the hill with a Bond Oxborough Phillips for sale board clearly displayed.