



Bond
Oxborough
Phillips

Changing Lifestyles

32 Trelawney Avenue
Poughill
Bude
Cornwall
EX23 9HB

Asking Price: £340,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

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



- NO ONWARD CHAIN
- 2 BEDROOM (1 ENSUITE)
- SEMI DETACHED BUNGALOW
- SPECTACULAR FAR REACHING COASTAL VIEWS
- ENTRANCE DRIVEWAY WITH OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDENS
- TERRACED BALCONY AREA
- SHORT DRIVE TO COASTAL TOWN OF BUDE
- EPC: D
- COUNCIL TAX BAND: C



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Available with no onward chain. An opportunity to acquire this well presented 2 bedroom semi-detached bungalow situated in a sought after location enjoying spectacular sea views along the North Cornish coastline. The property benefits from a front and generous enclosed rear garden, with terraced balcony adjoining the rear of the property providing a superb spot to enjoy the far reaching views. Entrance driveway providing ample off road parking and access to garage. 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 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.

Entrance Porch/Utility Room - 14'2" x 4'5" (4.32m x 1.35m)

Space and plumbing for washing machine. Door to Conservatory.

Entrance Hall - Useful built in storage cupboards.

Hallway

Kitchen - 10' x 9'3" (3.05m x 2.82m)

A fitted kitchen comprising a range of base and wall mounted units with stainless steel sink drainer unit, recess for cooker, space for under counter fridge. Floor mounted Worcester oil fired boiler. Window to rear elevation enjoying breathtaking sea views.

Living Room - 17'3" x 12' (5.26m x 3.66m)

A light and airy reception room with Double glazed windows and French doors leading to the terraced decked balcony area enjoying superb views across to Bude and the coastline with Trevoze Head visible on a clear day.

Bedroom 1 - 12' x 11'4" (3.66m x 3.45m)

Double bedroom with built in wardrobes and window to front elevation.

Bedroom 2 - 9'11" x 7'11" (3.02m x 2.41m)

Window to front elevation. Door to:

Ensuite - 8'2" x 3'7" (2.5m x 1.1m)

Enclosed shower cubicle with electric Mira shower over, pedestal wash hand basin, low flush WC, opaque glazed window to front elevation.

Bathroom - 6'7" x 5'6" (2m x 1.68m)

Panel bath with mixer taps and electric shower over, pedestal wash hand basin, low flush WC, opaque glazed window to side elevation.

Conservatory - 6'7" x 4'5" (2m x 1.35m)

Door to terraced decked balcony area. Window enjoying superb sea views.

Outside - The property has a driveway providing ample off road parking leading to the garage with a lawn garden to the front of the residence. The well presented rear gardens being principally laid to lawn with a superb elevated decked area adjoining the rear of the property providing an ideal spot for alfresco dining whilst enjoying spectacular sea views over Bude Bay and down as far as Trevoze head. Timber garden shed.

Garage - 16'9" x 8'7" (5.1m x 2.62m)

Up and over vehicle entrance door. Power and light connected. Door leading to rear gardens.

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

EPC - Rating D

Council Tax - Band C

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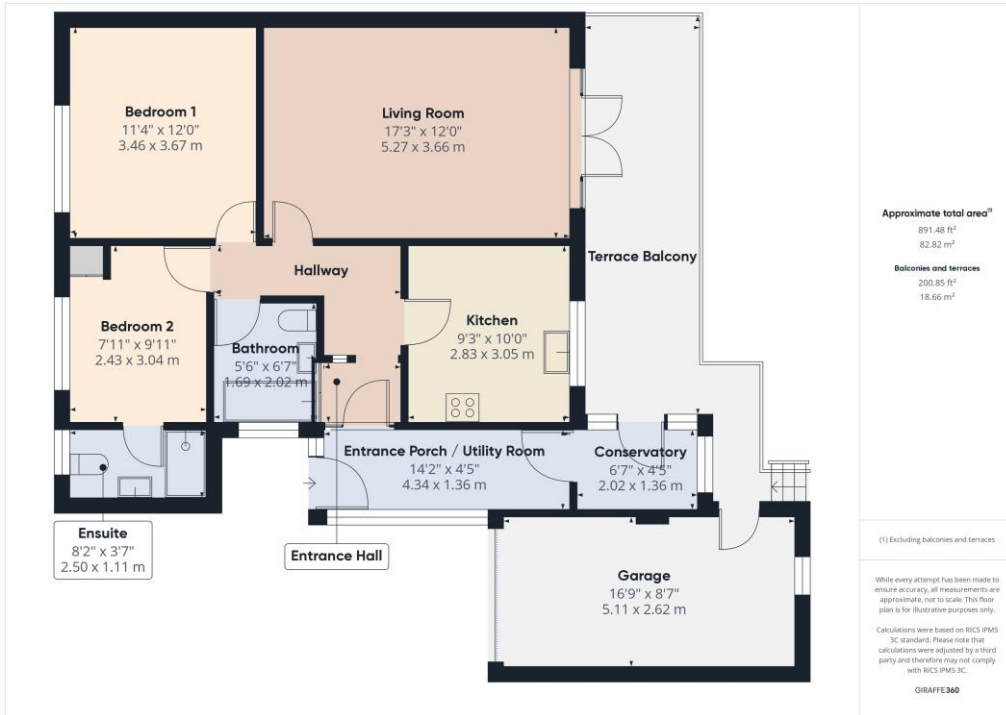


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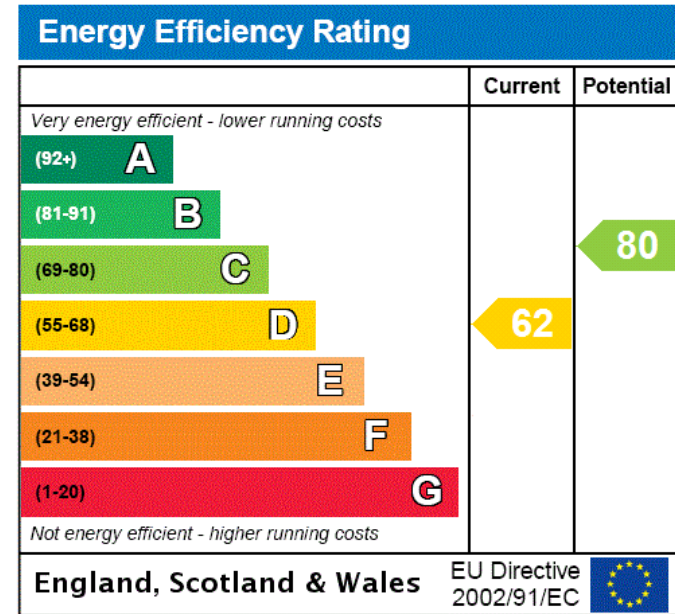
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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, follow the road up the hill where upon number 30 will be found a short distance on the right hand side with a Bond Oxborough Phillips board clearly displayed.



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