



Bankfield
Bangors
Poundstock
Bude
Cornwall
EX23 0EZ

Asking Price: £399,950 Freehold



Changing Lifestyles

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Bankfield, Bangors, Poundstock, Bude, Cornwall, EX23 0EZ



- 3 BEDROOMS
- DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- ENTRANCE DRIVEWAY
- AMPLE OFF ROAD PARKING
- FRONT AND REAR GARDENS
- PLEASANT COUNTRYSIDE VIEWS TO THE REAR
- SHORT DRIVE TO WIDEMOUTH BAY AND BUDE
- EPC: D
- COUNCIL TAX BAND: D



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Set in a most pleasant location within a short drive of Widemouth Bay and Bude, an opportunity to acquire this superbly presented 3 bedroom, 2 bathroom detached bungalow standing in approx 2 acres of grounds and gardens. Driveway providing ample off road parking with pleasant front and rear gardens enjoying a far reaching outlook over the surrounding countryside. Versatile living space throughout with well proportioned rooms and the benefit of double glazed windows complemented by oil fired central heating. EPC D. Council Tax band D.

The property occupies a convenient location in this pleasant North Cornish rural village with nearby access onto the main A39 Atlantic Highway. The popular coastal town of Bude is some 5 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18-hole golf course and fully equipped leisure centre. The nearby rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches provides a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks. The bustling market town of Holsworthy lies approximately 13 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch

Hallway - Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Leads to Inner Hall.

Living Room - 16'1" x 11'7" (4.9m x 3.53m)
Feature stone fireplace with windows to front elevation.

Kitchen - 13' x 10'2" (3.96m x 3.1m)
A fitted range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps, built in Panasonic 4 ring induction hob, built in Miele oven and Miele dishwasher. Space for tall fridge freezer. Window to rear elevation.

Sun Room - 14'6" x 13'10" (4.42m x 4.22m)
Light and airy triple aspect reception room with Double glazed French doors to the enclosed rear garden enjoying views over the surrounding countryside. Door to outside. Doors to:

Bedroom 3/Study - 9'2" x 8'5" (2.8m x 2.57m)

Bedroom 1 - 11'8" x 10'6" (3.56m x 3.2m)
Double bedroom with window to rear elevation.

Bathroom - 7'10" x 7'2" (2.4m x 2.18m)
Enclosed panel bath with mixer taps and electric shower over, low flush WC, bidet, pedestal wash hand basin, opaque double glazed window to side.

Inner Hall - Useful built in storage cupboards. Large built in airing cupboard housing wall mounted oil fired boiler, space and plumbing for washing machine, space for tumble dryer.

Bedroom 2 - 10'10" x 8'3" (3.3m x 2.51m)
Double bedroom with triple aspect windows.

Shower Room - 7'1" x 3'10" (2.16m x 1.17m)
Enclosed double shower cubicle with mains fed Bristan shower over, pedestal wash hand basin, low flush WC, opaque glazed window to side.

Outside - The residence is approached via a shared entrance driveway that leads to the off road parking area for Bankfield. The front gardens are principally laid to lawn and bordered by wooden fencing together with a range of mature shrubs and plants. Pedestrian gated access to both sides of the property leads to the low maintenance rear gardens with a terraced paved patio seating area enjoying pleasant views over the surrounding countryside.

Services - Oil fired central heating. Mains electric, mains water. Private drainage via shared water treatment plant located in the field at the rear of the dwelling.

EPC - Rating D.

Council Tax - Band D

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Superfast 5 Mbps
35 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



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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 out of the Town towards Stratton and turn right opposite the Esso Service station into Kings Hill and upon reaching the A39 turn right signposted Camelford continue for approximately 4 miles. Upon reaching Poundstock, turn left sign posted Week Orchard. Proceed along this road whereupon the shared entrance leading to Bankfield will be found on the right hand side.

