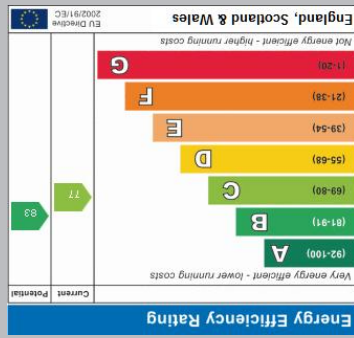


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The Property Professionals...



Ocean Spray, Poughill Road

Bude, Cornwall, EX23 8NX

Price £495,000

- A well presented low maintenance link detached family home
- Located in the desirable Poughill Road, close to town and local beaches
- Large lounge/dining room with a wood burner, modern kitchen and utility
- Four double bedrooms, master en-suite, separate bathroom
- Bricked paved off-road parking and easy maintenance hard landscaped gardens



The property professionals

Ocean Spray, Poughill Road

Bude, Cornwall, EX23 8NX

Price £495,000

A modern low maintenance, link detached family home located in one of the town's most favoured locations and being within close proximity to Crooklets Beach, town centre and amenities.

The immaculately presented accommodation is laid out over three floors and briefly comprises: entrance porch, large triple aspect lounge/dining room with oak wood flooring, modern white high gloss kitchen, utility and a WC; on the first floor there are three double bedrooms and a family bathroom; the master bedroom with en-suite shower room is located on the second floor.

Outside, there is brick paved off-road parking to the front, whilst to the rear and side of the property the garden is laid to attractive decking with a six person hot tub with pergola over and a raised patio seating area. An excellent main or second residence!

ENTRANCE HALL

7' 2" x 6' 6" (2.18m x 1.98m) Entering via UPVC obscure double glazed door to entrance hall. Stairs ascending to the first floor, coved ceiling, oak wood flooring and telephone point. Door opening into:-

LOUNGE/DINING ROOM

29' 7" x 15' 5 max' 9' 10 min" (9.02m x 4.8m) A large spacious triple aspect room with a UPVC double glazed walk-in bay window to the front elevation, three UPVC double glazed windows to the side elevation and UPVC double glazed french doors leading out to the rear patio and gardens. Coved ceiling, slate heat with a wood burner, oak wood flooring, television point, telephone point, two radiators and door to understairs storage cupboard.

KITCHEN

9' 8" x 9' 2" (2.95m x 2.79m) UPVC double glazed window to the rear elevation with slate window sill overlooking the garden, inset spotlights and coved ceiling. Fitted with a range of matching white high gloss base units with fitted quartz surface over with matching upstand, under mounted one and a half bowl stainless steel sink, integrated dishwasher, integrated Neff electric oven, AEG touch control induction hob with extractor canopy over and tiled flooring. Door to:-

REAR HALL

4' 10" x 4' 4" (1.47m x 1.32m) UPVC double glazed door to the rear elevation leading out to the rear garden, wall mounted Worcester gas fired boiler and tiled flooring. Door to:-

WC

4' 4" x 3' 8" (1.32m x 1.12m) Push button low flush WC, pedestal wash hand basin, tiled flooring and radiator.

UTILITY ROOM

9' 2" x 7' 6" (2.79m x 2.29m) Fitted with a range of matching wall and base units with a fitted work surface over, inset one and a half bowl stainless steel sink with side drainer and tiled splash backing, space and plumbing for washing machine, space for tumble dryer, tiled flooring and radiator. Door to:-

STORE

9' 2" x 7' 11" (2.79m x 2.41m) Up and over garage door, light and power connected and cold water tap.

FIRST FLOOR

UPVC double glazed window to the front elevation. Stairs ascending to the second floor, radiator, door to airing cupboard housing slatted shelving and pressurised water cylinder.

BEDROOM TWO

16' 6" x 9' 7" (5.03m x 2.92m) UPVC double glazed window to the side elevation overlooking the garden. Twin double glazed Velux windows to either side. A spacious double bedroom with television point, telephone point, radiator and door to built-in storage.

BEDROOM THREE

17' 6" x 9' 00" (5.33m x 2.74m) Twin double glazed Velux windows to the front elevation. A spacious double bedroom with television point, telephone point and radiator.

BEDROOM FOUR

11' 8" x 10' 7" (3.56m x 3.23m) UPVC double glazed window to the front elevation. A spacious double bedroom with television point, radiator and door to built-in storage.

BATHROOM

9' 2" x 6' 2" (2.79m x 1.88m) Obscure UPVC double glazed window to the rear elevation. Panelled enclosed bath, corner shower enclosure with mains fed shower over, pedestal wash hand basin, push button low flush WC, all being complemented with chrome taps and fittings and a wall mounted chrome heated towel rail.



SECOND FLOOR

Double glazed Velux window to the front elevation. Door to:-

BEDROOM ONE

12' 7" x 10' 11" (3.84m x 3.33m) A double bedroom with a UPVC double glazed dormer window to the front elevation and a double glazed Velux window, television point, telephone point, radiator, door to storage cupboard and further door leading to eaves storage. Door to:-

ENSUITE

6' 9" x 4' 2" (2.06m x 1.27m) Corner shower enclosure with mains fed shower over, push button low flush WC, vanity unit with inset wash hand basin, all being complemented with chrome taps and fittings. Radiator.

OUTSIDE

There is brick paved off-road parking to the front of the property, with the garden being hard landscaped for ease of maintenance with feature planting. Side gate and paved path with an attractive stone wall to one side and pebble garden and slate patio seating area. To the rear there is a raised patio seating area with steps down to an attractive decked seating area with pergola and six person hot tub.

COUNCIL TAX

Band D

SERVICES

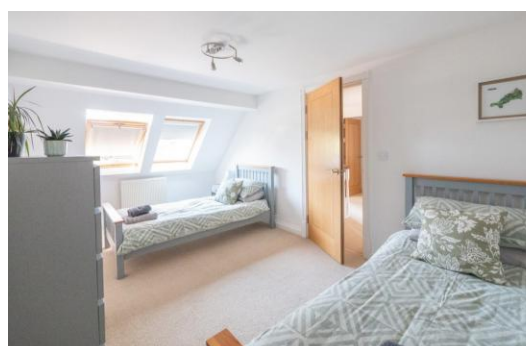
All mains services are connected.

TENURE

Freehold

TENURE

The vendors advise the fixtures and fittings are available by separate negotiation.



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of town head up Belle Vue and descend onto Golf House Road towards Flexbury. As you pass the Church continue along and up the hill passing the turning to Ocean View Road and the property will be located on the left hand side.

