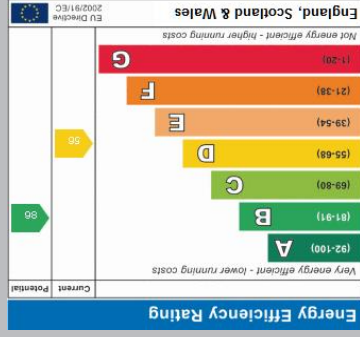
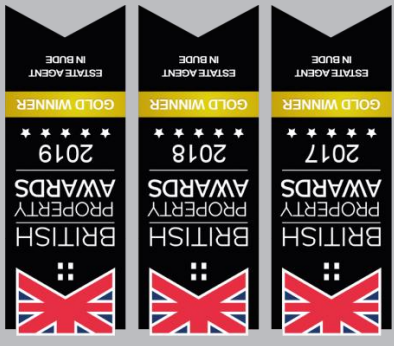
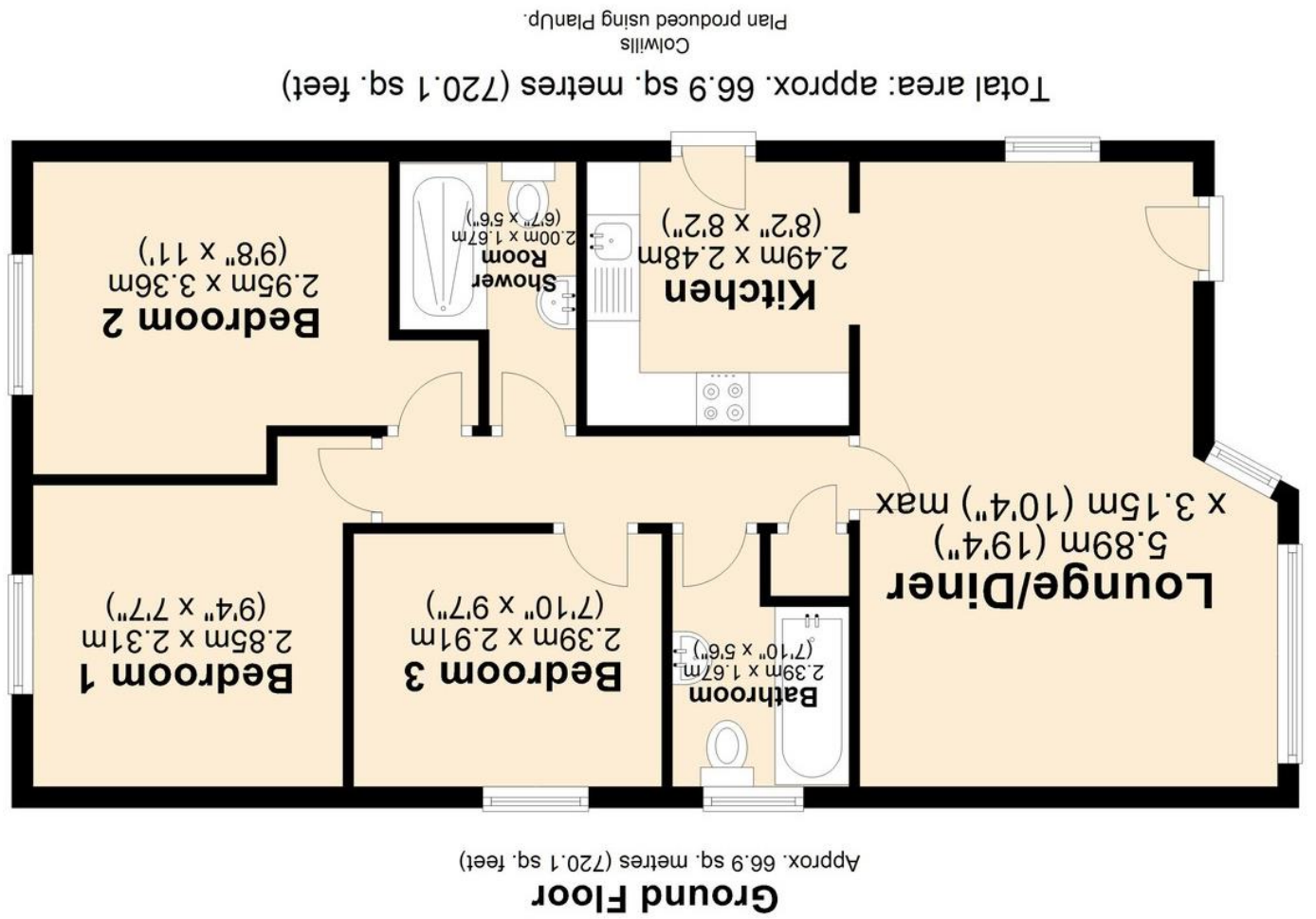
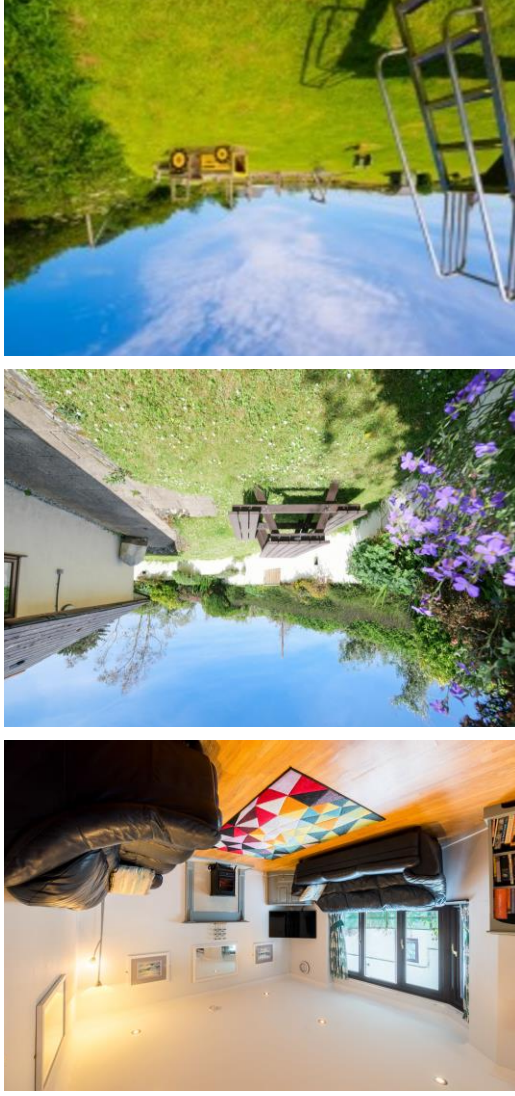


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...



Bramblewood, Trevalgas Cottages

Poughill, Bude, Cornwall, EX23 9HH

Price £225,000

- Detached 3 bedroom, 2 bathroom holiday cottage, 12-month holiday restriction
- Use and shared ownership of swimming pool, games room, laundry & play area
- Large private enclosed garden and allocated parking
- Open plan kitchen/living/dining room
- Set on edge of village just over 1½ miles from Bude and its beaches



The property professionals

Bramblewood, Trevalgas Cottages

Poughill, Bude, Cornwall, EX23 9HH

Price £225,000

Located on the outskirts of Bude and on the edge of the sought after village of Poughill, sits the desirable Trevalgas Holiday Cottages.

Bramblewood is a three-bedroom single-storey detached cottage with 12 months' holiday restricted use. The cottage includes a share in the site's 12m indoor swimming pool, games room, laundry room, and play area, making this an ideal second/holiday home.

The accommodation briefly comprises; kitchen lounge/dining room, three double bedrooms, bathroom and shower room. Outside there are beautiful, enclosed gardens to the side and rear, and a large front terrace.

PROPERTY DESCRIPTION

Bramblewood is a fully furnished single-storey holiday cottage in a secluded corner of the peaceful Trevalgas Cottages site. The property benefits from a heat recovery ventilation system throughout.

It has 12-month holiday usage and has been a successful holiday let for over 22 years for the current owners, who are now retiring.

The cottage is 8 minutes' walk from the friendly village pub, and approx. 1½ miles from Crooklets beach and Bude town centre.

LOUNGE/DINER

19' 4" x 12' 2" (5.89m x 3.71m) Entering via a brown UPVC front door with obscure glazing. A bright and spacious dual aspect open plan lounge diner complete with coved ceilings, spotlights and feature fireplace with electric stove heater. Double glazed bay and side windows. Flooring is an oak effect laminate leading through an open plan archway into the good sized

KITCHEN

8' 2" x 8' 0" (2.49m x 2.44m) Complete with matching wall and base shaker style cream units. Laminate effect kitchen worksurface complete with four ring NEFF hob, Zanussi electric oven, Bosch dishwasher, and large fridge freezer. Chrome stainless steel sink and drainer with chrome mixer tap over. (Large laundry room with washing facilities available onsite). Side door entrance leading out into the enclosed garden.

BATHROOM

7' 9" (Max) 5'5" (min)" x 5' 6" (2.36m x 1.68m) A three-piece suite, comprising Mira shower over a panelled bath, WC, hand basin and electric towel rail. Flooring is laid to LVT tiles.

BEDROOM ONE

10' 10" x 9' 7" (3.3m x 2.92m) A good size double bedroom with double glazed UPVC windows to the rear elevation enjoying views out to the enclosed rear garden. Flooring is a continuation of the laminate throughout. Wall mounted night storage heater.

BEDROOM TWO

13' 8" x 9' 4" (4.17m x 2.84m) Also enjoying views out to the rear enclosed garden. Wall mounted night storage heater. Flooring continuation of the laminate.

BEDROOM THREE

9' 7" x 7' 9" (2.92m x 2.36m) A good size double bedroom with double glazed UPVC window to the side elevation enjoying views out to the enclosed garden to the side. Wall mounted night storage heater. Built-in dresser and wardrobe.

SHOWER ROOM

5' 5" x 8' 1" (1.65m x 2.46m) An enclosed electric Triton double shower complete with Aqua board panelling, glass shower screen, obscure window to the side elevation, WC, hand basin, and an electric towel rail.

OUTSIDE

The property benefits from being an end plot, meaning it has gardens and access around the sides of the property leading up to a beautiful enclosed mature garden enjoying sun the majority of the day and safe area for children.



COUNCIL TAX

Band TBC

SERVICES

Mains water, electricity and septic tank drainage.

TENURE

Freehold

POTENTIAL INCOME

The turnover last year was over £28,000.

MANAGEMENT FEES

A monthly service charge of £290 is payable to the management company and covers all site running costs, including the swimming pool, septic waste, and rubbish collections, and other amenities.

The cottage also pays £8/month for a shared fibre Wi-Fi network.

The management company has a block holiday complex building/contents insurance policy, and the cottage premium is payable in addition.

Each cottage owns a 1/14th share of the management company, which is non-profit making, so owners mutually agree the annual expenditure and agree a budget at an AGM each year.

PLEASE NOTE

The owners have two other units (a 2 bedroom cottage plus another 3 bedroom cottage) which are also available for sale by separate negotiation.

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed up Belle Vue and down into Golf House Road. Follow the road out of Bude towards Poughill. As you reach the village of Poughill continue through passing the Preston Gate Inn on the left-hand side. Upon reaching the crossroads head straight over, signposted "Stonehill" and the turning to Trevalgas Cottages will be located 100m on the right-hand side. Keeping the large green pool building on your right, continue to bear right to the upper car park. The property will be located on the right-hand side at the far end.

