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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

76 | C
 66 | D

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



The Property Professionals...



Honeycombe, Combe Lane

Widemouth Bay, Bude, Cornwall, EX23 0AA

Price £799,950

- Spacious detached four bedroom bungalow
- Walking distance of Widemouth Bay beach and coastline
- Fantastic living room with woodburner, open plan kitchen/diner
- Wrap around private gardens
- No onward chain



The property professionals

Honeycombe, Combe Lane

Widemouth Bay, Bude, Cornwall, EX23 0AA

Price £799,950

Honeycombe is a detached four bedroom bungalow located in a private and discrete location, in the highly sought after Widemouth Bay. The property is only a short walk to the beach and rugged coastal footpaths.

Discrete on arrival but offering very generous accommodation once inside, the property comprises; entrance porch and hall with engineered oak flooring, an open plan kitchen/dining room with contemporary kitchen with granite work surface and integrated appliances, double doors opening into the dual aspect living room. Four double bedrooms two with ensuite.

The enclosed private gardens wrap around the property giving various seating and entertaining space without being overlooked.

PORCH

8' 7" x 4' 4" (2.62m x 1.32m) Fully covered and glazed porch with slate flooring.

ENTRANCE HALL

Entering the property via a solid wooden door into the hall with engineered oak flooring, radiators, inset spotlights and the doors serve the following rooms.

KITCHEN/DINER

23' 05" x 9' 01" (7.14m x 2.77m) Fitted with a range of high gloss cream base and wall units with contrasting black granite work surface over, inset one and a half bowl sink and in cut drainer, chrome mixer tap, granite up stand and tiled splashback. UPVC double glazed windows to front and side elevation. Integrated appliances consist of built-in Neff double oven and grill, Neff five ring hob, dishwasher, integrated fridge and freezer and slide out refuse/recycling drawer, slate flooring and inset spotlights, double doors open into the living room.

LIVING ROOM

23' 03" (reducing 16'8") x 19' 0" (7.09m x 5.79m) A light and spacious dual aspect living room with double glazed windows to the side elevation and bi-fold doors stepping out from the bay window into the garden, engineered oak flooring, feature contemporary wood burner with slate hearth.

BEDROOM ONE

15' 10" x 10' 07" (4.83m x 3.23m) A dual aspect double bedroom with double glazed windows to the front and rear elevation, built-in wardrobes with dressing table and hallway to ensuite.

ENSUITE

11' 5" x 4' 05" (3.48m x 1.35m) The ensuite is fully tiled to the floors and walls with attractive green border, fitted with a low flush WC, wall mounted wash hand basin and shower enclosure with mains fed shower. Obscure double glazed window to the rear elevation, inset spotlights and extractor, chrome wall mounted towel rail.

BEDROOM TWO

14' 07" x 14' 04" (4.44m x 4.37m) Double bedroom with double glazed bi-fold doors to the garden and patio area, door to ensuite.

ENSUITE

14' 03" x 4' 05" (4.34m x 1.35m) Fully tiled floors and walls in white gloss with light blue border, double glazed obscured window to rear elevation, shower enclosure with mains fed shower over, low flush WC and wash hand basin, chrome wall mounted towel rail inset spotlights and extractor.

BEDROOM THREE

12' 05" x 11' 06" (3.78m x 3.51m) Double glazed window to the rear elevation, wall mounted radiator. Coved ceilings.

BEDROOM FOUR

11' 4" x 11' 4" (3.45m x 3.45m) Double glazed window to the side elevation, coved ceiling, wall mounted radiator.



FAMILY BATHROOM

11' 04" x 7' 04" (3.45m x 2.24m) Fully tiled to walls and floor in high gloss white tiling with blue border, UPVC double glazed window, low flush WC, wall mounted wash hand basin with chrome tap over, roll top freestanding bath with handheld shower attachment, glass shower enclosure with mains fed shower. Inset spotlights and extractor, wall mounted chrome towel rail

OUTSIDE AND GARDEND

The property is approached via a tarmac driveway through a five bar gate with ample parking. Lawns wrap around two sides of the property with a raised seating area underneath a pergola, further private seating and entertaining areas to the side of the property .

The rear is laid to patio with space for storage shed, log store and oil tank.

SERVICES

Oil fired central heating, mains water and drainage, mains electricity.

TENURE

Freehold

COUNCIL TAX

Band E

**FREE
SALES
&
LETTINGS**
MARKET APPRAISAL

Award winning



Directions

From the centre of town proceed out of Bude along The Strand turning right at the mini roundabout towards Widemouth. Continue along the coastal road until reaching Widemouth Bay, pass the main beach car park and then take the second left turning into Leverlake Road and the second right into Combe Lane. A short distance along turn right just after a property called St Michael's and the property will be located on the right hand side.

