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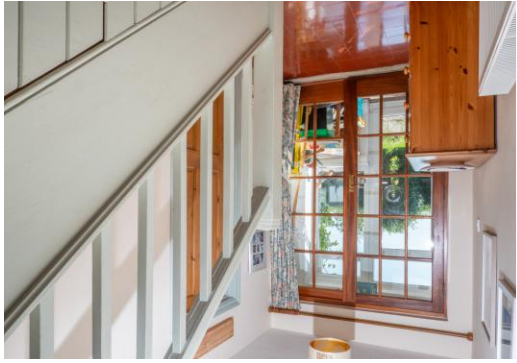
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# COLWILLS

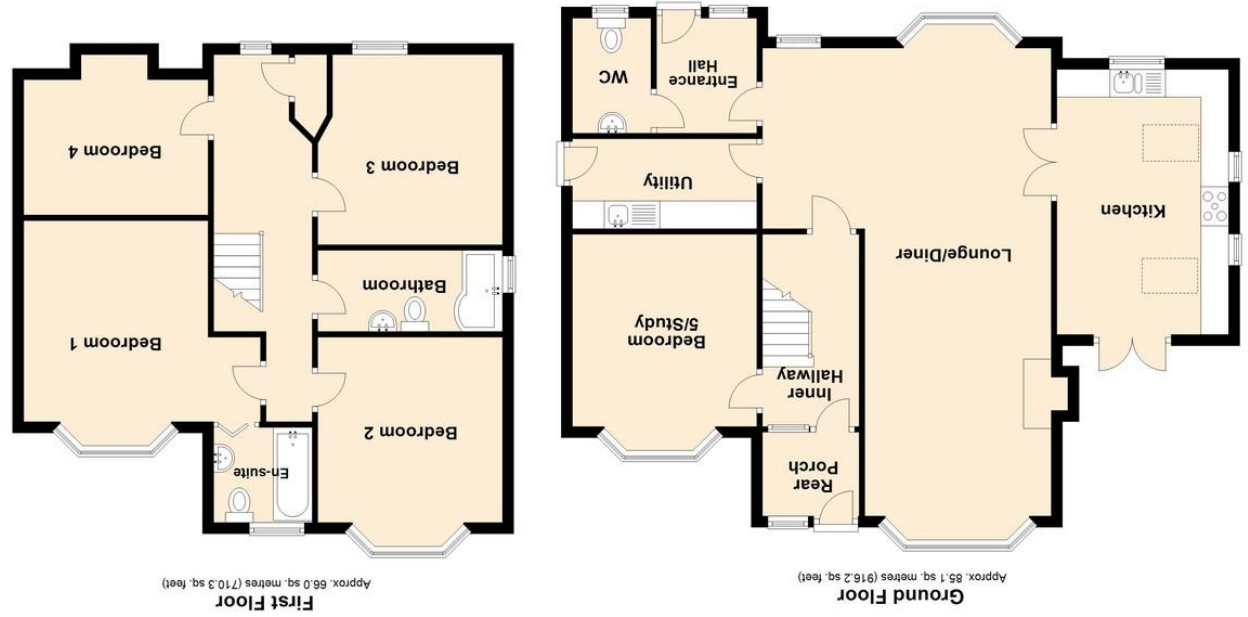


Potential			
Current		63	74
Very energy efficient - lower running costs	(92+)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	

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Total area: approx. 151.1 sq. metres (1626.5 sq. feet)  
Colwills  
Plan produced using Planlip



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# COLWILLS



## Longships, Poughill Road

Bude, Cornwall, EX23 8NZ

Price £700,000

- Well presented detached family home
- Walking distance of Bude town centre and beaches
- Open living/dining room, kitchen, utility, ground floor WC
- Four double bedrooms, ensuite to the master bedroom, family bathroom
- South facing garden and off road parking for multiple vehicles



The property professionals

# Longships , Poughill Road

Bude, Cornwall, EX23 8NZ

Price £700,000

An immaculately presented detached, 4-5 bedroom property in the ever popular village of Poughill. Just a stone's throw away from the rugged North Cornish Coast and the vibrant town of Bude.

The accommodation comprises of entrance hall, WC, dual aspect open plan living/diner, kitchen with vaulted ceiling, ground floor bedroom/study. On the first floor there are 4 generous bedrooms with ensuite to the master and a family bathroom.

Outside the property is approached via a gravel drive way, providing off road parking for multiple vehicles, the rear is laid to lawn with various seating/entertaining spaces, mature hedgerows and plating provide privacy

#### ENTRANCE HALL

Entering the property via a UPVC double glazed door, in to a spacious hall with doors serving the following rooms.

#### WC

**5' 3" x 2' 10" (1.6m x 0.86m)** Fitted with a low flush WC and wash hand basin with tiled splash back and UPVC double glazed window to the front elevation.

#### OPEN LIVING/DINING

**26' 08" x 11' (8.13m x 3.35m)** A spacious dual aspect living room with UPVC double glazed bay windows to the front and rear elevations. Inset log burner with slate hearth. Double doors leading to the kitchen.

#### KITCHEN

**15' 8" x 10' 2" (4.78m x 3.1m)** A triple aspect kitchen fitted with a range of wall and base units with wooden work surface over. Inset stainless steel one and a half bowl sink with side drainer. Space for range style cooker, with extractor over, double UPVC doors open to the rear garden and decked seating area.

#### INNER HALL

Attractive quarry tiles, door to the rear garden and stairs ascending to the first floor.

#### BEDROOM 5/STUDY

**13' 5" x 10' 11" (4.09m x 3.33m)** UPVC double glazed window to the rear elevation over looking the rear garden.

#### UTILITY ROOM

**10' 3" x 5' 4" (3.12m x 1.63m)** Fitted with a range of wall and base units with work surface over, inset stainless steel sink with side drainer, space and plumbing for washing machine, wall mounted combi boiler, door to the side elevation.

#### LANDING

Storage cupboard, loft hatch access and doors serve the following rooms.

#### BEDROOM ONE

**12' x 10' 10" (3.66m x 3.3m)** A light and airy master bedroom with bay window to the rear elevation over looking the garden and enjoying views over Bude.

#### ENSUITE

**6' x 5' 7" (1.83m x 1.7m)** Fitted with a panel enclosed bath with shower over, WC, wash hand basin and heated towel rail, UPVC double glazed window to the rear elevation.

#### BEDROOM TWO

**10' 11" x 10' 11" (3.33m x 3.33m)** Another light and spacious double bedroom with bay window to the rear elevation.

#### BEDROOM THREE

**11' x 10' 1" (3.35m x 3.07m)** A double bedroom with UPVC double glazed window to the front elevation.

#### BEDROOM FOUR

**10' 3" x 8' (3.12m x 2.44m)** UPVC double glazed window to the front elevation. Restricted head height in one corner.

#### FAMILY BATHROOM

**10' 10" x 4' 10" (3.3m x 1.47m)** Fitted with panel enclosed 'P' shaped bath with shower over, WC and wash hand basin.

#### OUTSIDE AND GARDENS

The property is approached via a gravel drive way with off road parking for multiple vehicles, mature hedgerows and a large horse-chestnut tree provide privacy.

The rear garden is split in to various areas of interest, providing raised decked seating, low maintenance gravel garden, lawn and space for a garden shed. The side access is covered, creating a log store and further storage for garden tools.

#### COUNCIL TAX

Band E

#### TENURE

Freehold

#### SERVICES

All mains services are connected.

FREE  
SALES  
&  
LETTINGS  
MARKET APPRAISAL

*Award winning*



## Directions

From the centre of town proceed up Belle Vue and onto Golf Course Road. As you proceed down towards Flexbury, passing the church, continue on this road and around the corner onto Poughill Road. Staying on Poughill Road, proceed up the hill and Longships will be located on the right hand side.

