

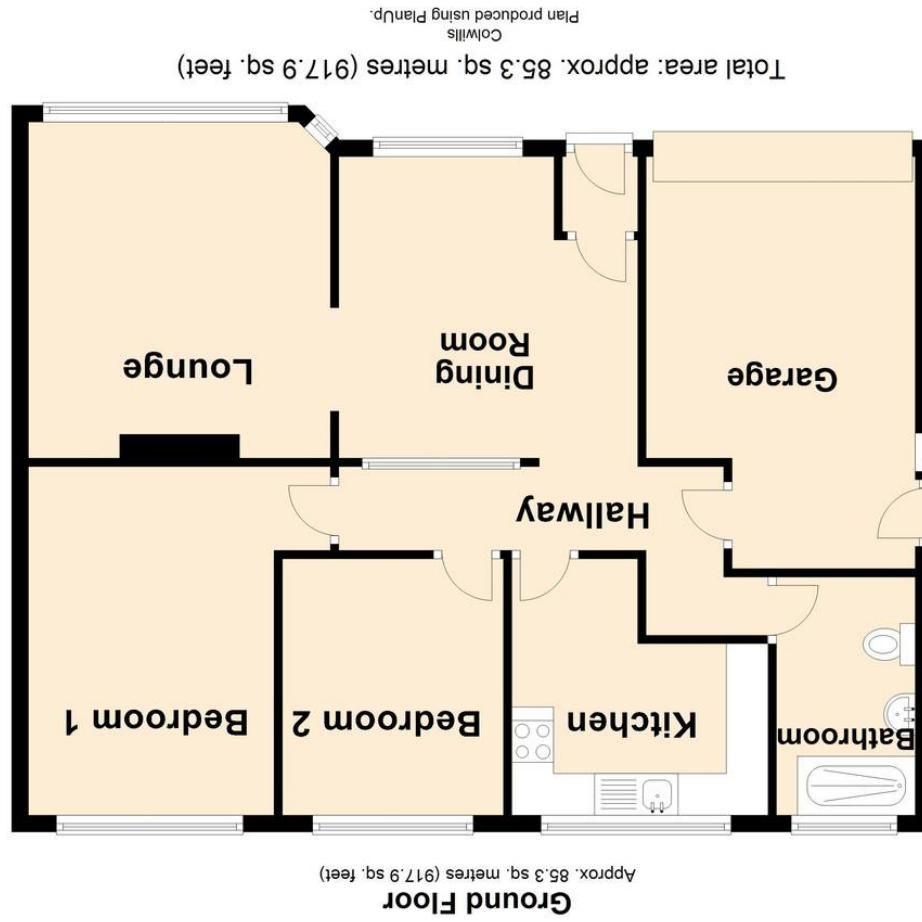
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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*The Property Professionals...*



## Largo, The Crescent

Widemouth Bay, Bude, Cornwall, EX23 0AD

Price £600,000

- Charming two bedroom detached Bungalow with stunning beach and sea views
- Stones throw from the beach, making it an excellent second home or main residence
- Spacious open plan Living Dining room enjoying sea views
- Large rear garden and off road parking
- Modern family shower room and two double bedrooms



*The property professionals*

# Largo, The Crescent

Widemouth Bay, Bude, Cornwall, EX23 0AD

Price £600,000

Situated in a prime coastal location, Largo boasts breathtaking sea views over Widemouth Bay and is just a short walk to the beach, making it the perfect coastal retreat for a main residence or second home. This charming bungalow offers a relaxing escape year-round, with the South West Coast Path on your doorstep for scenic walks along the stunning Atlantic coastline. Enjoy sunsets from the front garden, listen to the sound of the waves, and take in the fresh sea air.

Outside there is off road parking for a couple of cars as well as an attached garage and front and rear garden.

Whether you're looking for a peaceful permanent home or a getaway by the sea, Largo is an ideal choice.

#### ENTRANCE PORCH

**3' 0" x 2' 11" (0.91m x 0.89m)** Entering the property via a wooden glazed door to the entrance porch, internal obscure glazed windows to the dining room and further wooden glazed door leading to:-

#### DINING ROOM

**11' 9" x 10' 6" (3.58m x 3.2m)** Bright and spacious open plan dining room with wooden double glazed windows to the front elevation enjoying views over the front garden and the sea. Wood effect flooring and two decorative archways, one of which leads to the:-

#### LIVING ROOM

**11' 10" x 13' 3" (3.61m x 4.04m)** A spacious South facing living room also enjoying views of the sea, beach and coastal path beyond. Wooden double glazed windows, stone feature fireplace with electric fire, two wall mounted radiators.

#### KITCHEN

**10' 1" x 9' 3" (max) 6' 6" (min) (3.07m x 2.82m)** Wooden double glazed window to the rear elevation with views to the rear garden and sea in the distance. The Kitchen is finished with a range of matching wall and base units with fitted worksurface over. Stainless steel sink and draining board with chrome mixer tap over. Tiled splash back. Space and plumbing for dishwasher/washing machine. Flooring is a continuation of the hallway and dining room.

#### BEDROOM ONE

**9' 5" x 11' 11" (2.87m x 3.63m)** Large double bedroom with wooden double glazed window to the rear elevation enjoying views of the garden and sea beyond. Coved ceiling and wall mounted radiator. Laid to carpet

#### BEDROOM TWO

**8' 6" x 9' 3" (2.59m x 2.82m)** Double bedroom with wooden double glazed windows to the rear elevation, coved ceilings, wall mounted radiator and laid to carpet.

#### SHOWER ROOM

**5' 6" x 9' 4" (1.68m x 2.84m)** A recently refurbished, modern shower room with grey Metro effect tiles throughout. Mains fed shower with double shower tray and open shower screen over. Vanity unit with wash hand basin and mixer tap. WC, wall mounted towel radiator and wood effect flooring.

#### GARAGE

**10' 7" x 16' 1" (3.23m x 4.9m)** Up and over garage door. Power and water supply and drainage currently being used with for the washing machine and tumble dryer. Wooden panel door and window to the side elevation and garden.

#### OUTSIDE

To the front of the property the garden is laid mainly to lawn with off road parking for 3 cars. Side access leads to the rear garden that is laid mostly to lawn and enjoys sea views.

#### COUNCIL TAX

Band C

#### SERVICES

Mains Electric, water and drainage. Calor Gas central heating.



#### TENURE

Freehold



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## Directions

From the centre of Bude proceed out of town along The Strand turning right at the mini roundabout towards Widemouth Bay. On reaching Widemouth Bay continue passed the main beach car park and take the second turning on the left-hand side into The Crescent, where the property will be located a short distance along on the left hand side.

