

01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

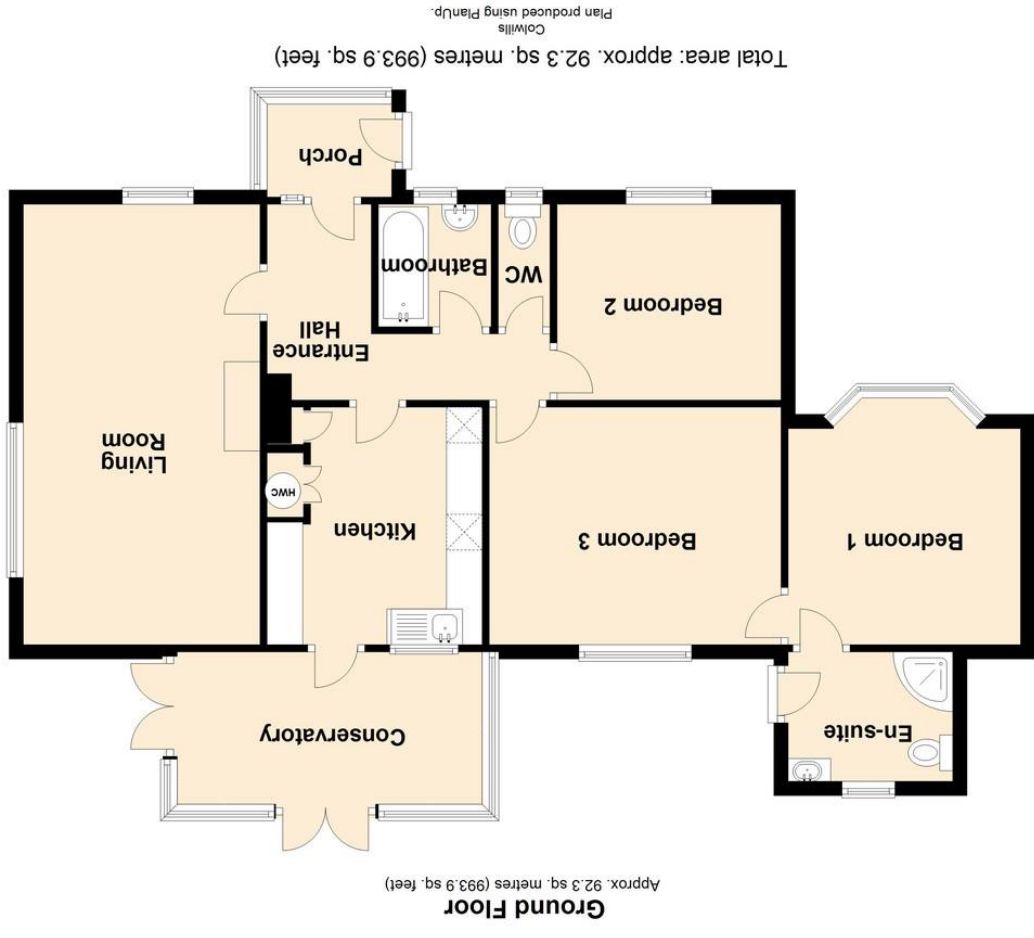
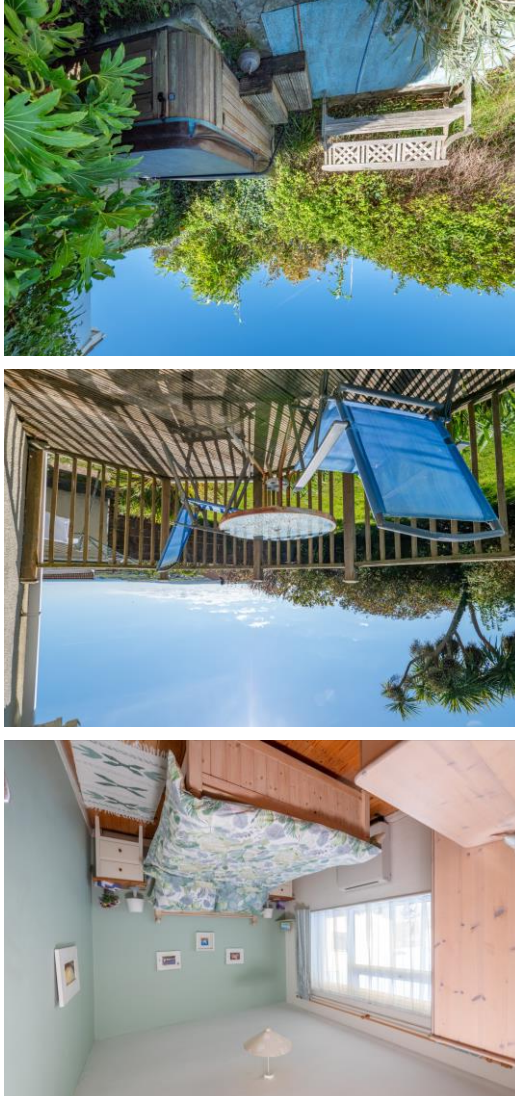


Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

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...*



## 14 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

Price £375,000

- Spacious detached bungalow with coastal views
- Quiet and popular location within the village of Poughill
- Living room with wood burner, kitchen and conservatory
- Two/three bedrooms, ensuite to the principal bedroom and separate bathroom
- Off road parking and enclosed south facing gardens. No onward chain



*The property professionals*



# 14 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

Price £375,000

14 Trelawney Avenue which was the original show home for the development, is a spacious detached bungalow that offers breathtaking views down the coast for some 40 miles and out over the Atlantic Ocean. Located in the popular and peaceful village of Poughill, which offers a great village pub, lovely picturesque walks, while Bude's beaches, shops, and amenities are just a short drive away.

The property, while in need of some basic updating and modernisation, provides ample living space. It features an entrance porch and hallway, a living room with a wood burner, and a large West-facing window perfectly positioned to capture those stunning coastal views, kitchen, conservatory with doors leading out onto the garden and raised decked seating area, two/three bedrooms (as bedroom three is a pass-through bedroom), ensuite to the principal bedroom, separate bathroom and WC.

Outside there is off road parking and enclosed South facing gardens with a patio seating area and a hot tub tucked away in one corner. Available with no onward chain.

#### PORCH

**5' 9" x 5' 2" (1.75m x 1.57m)** Entering via a UPVC obscured double glazed door to the entrance porch with UPVC obscured double glazed windows to the front and side elevations. Wooden framed obscured glazed door with fixed side panel opening into:-

#### ENTRANCE HALL

Loft hatch access, night storage heater and exposed wooden flooring. Doors serve the following rooms:-

#### LIVING ROOM

**20' 3" x 10' 11" (6.17m x 3.33m)** A bright and spacious dual-aspect reception room with UPVC double glazed windows to the front and side elevations overlooking the gardens, Bude town and the North Cornish coastline. Slate hearth with inset wood burner, two night-storage heaters and exposed wooden flooring.

#### KITCHEN

**10' 11" x 9' 10" (3.33m x 3m)** Fitted with a range of wall and base units with fitted worksurface, inset stainless steel sink and drainer. Space for freestanding electric cooker, space for fridge freezer and space and plumbing for washing machine. Double doors to airing cupboard with factory-lagged hot water cylinder and immersion heater. Door to:-

#### CONSERVATORY

**14' 1" x 7' 00" (4.29m x 2.13m)** Timber construction with double glazed windows to three elevations and two sets of double glazed French doors one of which leads out onto a decked seating area. From the conservatory there are stunning views out to the dramatic North Cornish coastline.

#### BEDROOM THREE

**13' 8" x 11' 00" (4.17m x 3.35m)** A bright and spacious pass-through double bedroom with a UPVC double glazed window to the rear elevation. Exposed wooden flooring and night storage heater. Door leading into bedroom one.

#### BEDROOM ONE

**10' 8" x 9' 11" (3.25m x 3.02m)** A spacious double bedroom with a UPVC double glazed bay window to the front elevation. Door to:-

#### ENSUITE

**7' 7" x 6' 00" (2.31m x 1.83m)** UPVC obscured double glazed window to the rear elevation and UPVC obscured double glazed door to the side elevation. Attractive tiled walls and tiled flooring, corner shower enclosure with electric shower, vanity unit with inset basin, push-button low-flush WC and chrome wall mounted heated towel rail.

#### BEDROOM TWO

**10' 4" x 9' 00" (3.15m x 2.74m)** A double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens and coastline. Exposed wooden flooring and night storage heater.

#### BATHROOM

**5' 7" x 5' 1" (1.7m x 1.55m)** UPVC obscured double glazed window to the front elevation and three fully tiled walls. Panel enclosed bath with electric shower, glass shower screen and pedestal wash hand basin.



#### WC

**5' 7" x 2' 7" (1.7m x 0.79m)** UPVC obscured double glazed window to the front elevation. Low flush WC.

#### OUTSIDE

To the front of the property area of lawn with path leading to the front door and side pedestrian gate. Off road parking for one vehicle. To the rear the generous South facing garden is laid to lawn with a range of established trees and shrubs and a patio seating all offering stunning coastal views. Large garden shed and even a hot tub tucked away in one corner.

#### COUNCIL TAX

Band C

#### SERVICES

Mains electricity, water and drainage

#### TENURE

Freehold

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

Proceed up through Bude via Belle Vue continuing into Golf Course Road towards Flexbury. Continue on this road heading out of Bude for approximately one mile. Upon reaching the village of Poughill take the first turning left, just before the old Post Office premises, into Northcott Mouth Road. Proceed along this road, taking the right into Trelawney Avenue and the property will be located a short distance along on the right-hand side.

