

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Very energy efficient - lower running costs	A	(92+)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)

EU Directive

2002/91/EC

England & Wales

www.epcau.com

estate agents

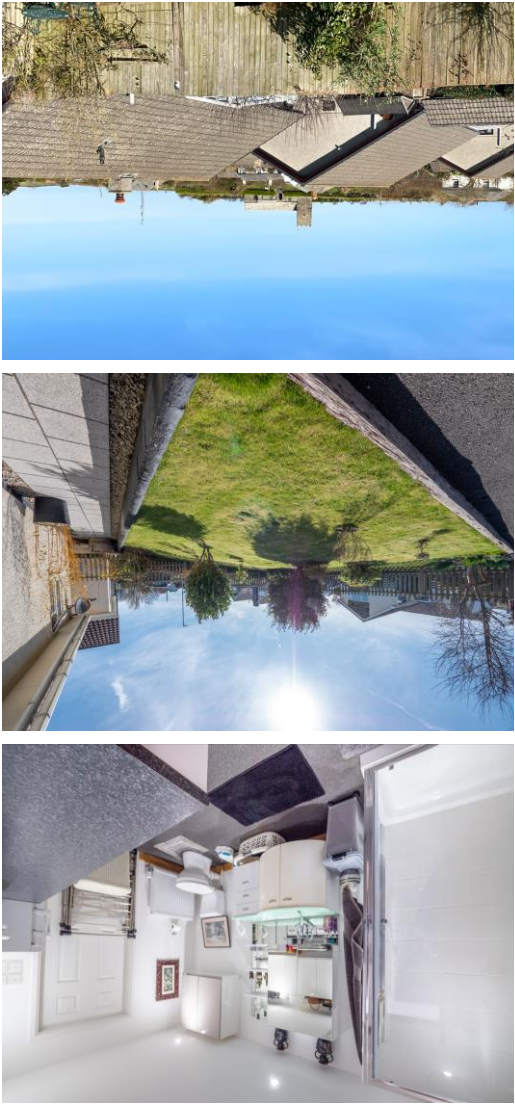
property management

lettings

COLWILLS

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...*

COLWILLS

estate agents

property management

lettings



11 Pentargon Road

Boscastle, Cornwall , PL35 0EW

Price £429,950

Spacious well presented detached bungalow

Situated in the popular coastal village of Boscastle walking distance of the South West Coastal Path

Living room with wood burner, modern kitchen dining room

Two double bedrooms, two bath/shower rooms

Extensive off road parking and pretty mature landscaped gardens with views towards Forrabury church

COLWILLS

estate agents

property management

lettings

The property professionals



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From our offices in Bude, head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first right-hand turning to Boscastle. Follow the road all the way down into the centre of Boscastle, passing the entrance to the harbour and then ascend out of the village on New Road and remain on this as if heading towards Tintagel. As you are about to leave the village of Boscastle take the turning on the right-hand side signposted Forrabury. Take the next right-hand turning into Pentargon Road and the property will be located a short distance along on the left hand side.

## 11 Pentargon Road

Boscastle, Cornwall , PL35 0EW

Price £429,950

Located just a short walk from the South West Coastal Path, 11 Pentargon Road is a spacious and beautifully presented detached bungalow on the edge of the picturesque coastal village of Boscastle, renowned for its stunning harbour and dramatic coastline.

This charming home boasts high-quality finishes throughout, including oak skirting boards and door architraves. The well-designed layout features a welcoming entrance hall, a living room with a contemporary wood burner, and a stylish fitted kitchen/dining room. The property offers two generous double bedrooms and two large bath/shower rooms. Energy efficient features such as a solar PV system and an air source heat pump enhance the home's sustainability.

Outside, the bungalow enjoys extensive off-road parking and beautifully landscaped gardens to the rear. A raised patio seating area provides the perfect spot to relax and take in the views towards Forrabury Church, the cliff tops, and coastline.

### ENTRANCE HALL

Entering via a composite door with matching obscure double glazed fixed side panel to the entrance hall. Inset lighting, loft hatch access with pull down ladder, door to useful storage cupboard, radiator, engineered oak wood flooring, oak skirting boards, door architraves and oak doors serve the following rooms:-

### LIVING ROOM

**24' 00" x 12' 7" (7.32m x 3.84m)** A spacious reception room with UPVC double glazed window to the rear elevation overlooking the gardens, rooftop views overlooking Forrabury church, cliff tops and coastline. Corner wood burner which sits on a slate hearth, storage cupboard, two radiators, engineered oak wood flooring, oak skirting boards and door architraves. Double doors opening into:-

### KITCHEN/DINING ROOM

**22' 2" x 12' 6 max' 11' 00 min" (6.76m x 3.94m)** UPVC double glazed window to the rear elevation and matching french doors leading out to the terrace patio seating area and offering rooftop views overlooking Forrabury church, cliff tops and coastline. High level television point, socket, radiator, engineered oak wood flooring, oak skirting boards and door architraves.

The kitchen is finished with a wide range of 'cashmere' wall and base units with contrasting fitted work surface, inset composite sink and drainer with mixer tap, space for range style cooker with extractor canopy, space for freestanding fridge freezer and space and plumbing for

dishwasher.

### BEDROOM ONE

**14' 9" x 9' 9" (4.5m x 2.97m)** A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Fitted double wardrobe, high level television point and socket, radiator, engineered oak wood flooring, oak skirting boards and door architraves.

### BEDROOM TWO

**11' 4" x 9' 7" (3.45m x 2.92m)** A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Fitted double wardrobe, radiator, engineered oak wood flooring, oak skirting boards and door architraves.

### BATHROOM

**10' 1" x 8' 6" (3.07m x 2.59m)** UPVC obscure double glazed window to the front elevation, inset lighting, attractive wall and floor tiling. Corner spa bath, double shower enclosure with mains fed shower, wall hung vanity unit with wall mounted mirror with touch sensor lighting, push button low flush WC and chrome wall mounted heated towel rail.

### UTILITY/SHOWER ROOM

**12' 8" x 7' 11" (3.86m x 2.41m)** Inset lighting, loft hatch access with pull down ladder, fitted wall units, space and plumbing for washing machine, space for tumble dryer, space for undercounter fridge or freezer and space for another fridge or freezer with fitted work surface, double shower enclosure with mains fed shower, wall hung vanity unit with inset basin, push button low flush WC, radiator and oak door architraves and skirting boards. Door opening into store room.



### STORE ROOM

**7' 11" x 3' 10" (2.41m x 1.17m)** Twin wooden doors to the front elevation.

### OUTSIDE

To the front of the property there is off road parking for three vehicles with an area of lawn with attractive planting and paved path to one side leading to the private enclosed garden. To the rear there is a raised patio seating area which offers views across to Forrabury church, cliff tops and the coastline. Steps lead down to the lawn with attractive and mature planting, space for two garden sheds and a useful covered store to one side with pedestrian door to the front and rear, lighting and socket.

### COUNCIL TAX

Band C

### SERVICES

Mains electricity, water and drainage. Air source heat pump and solar panels.

### TENURE

Freehold

