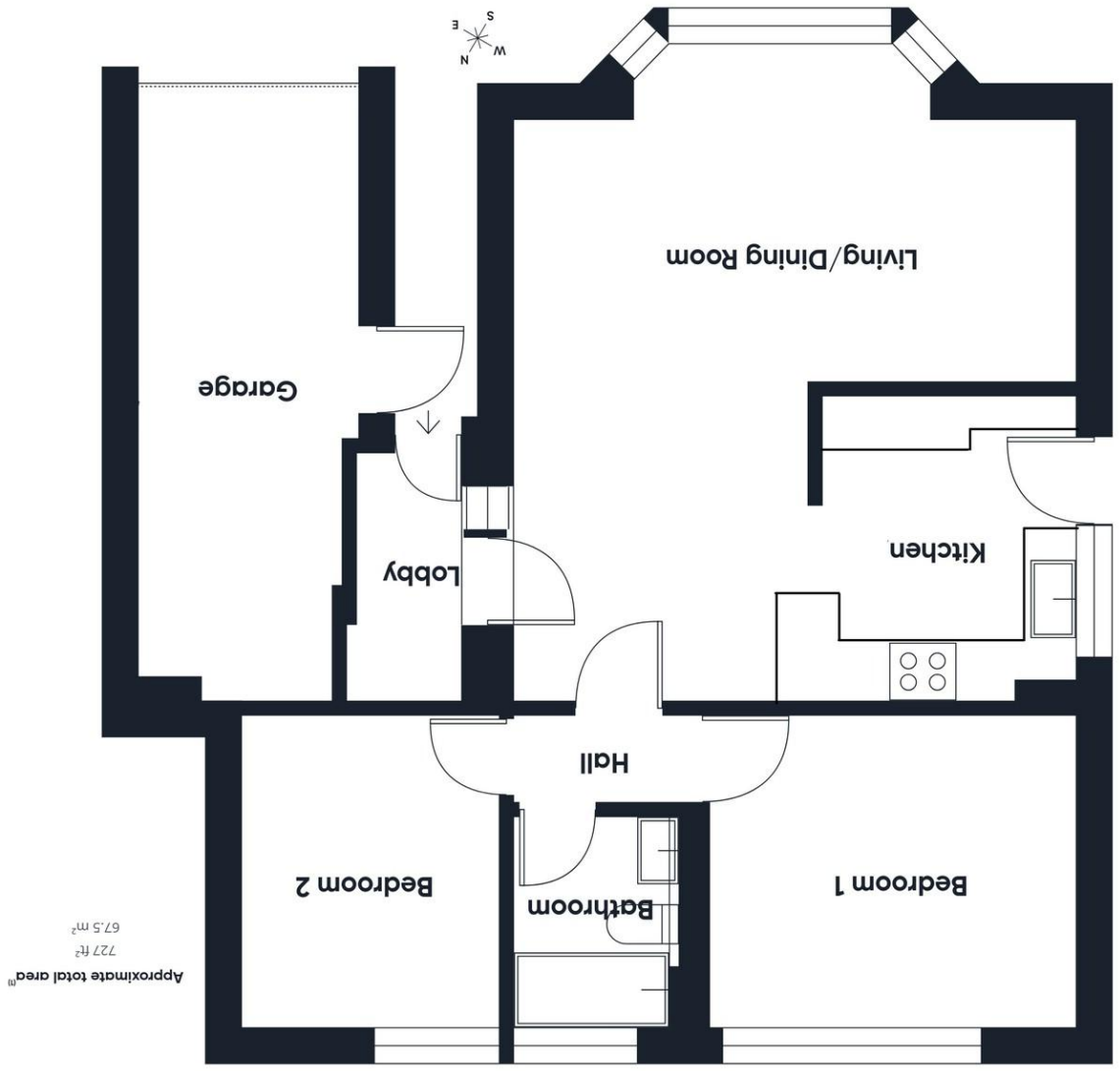








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Dunham, Poughill Road

Bude, Cornwall, EX23 8NX

- Well presented detached bungalow with no onward chain
- Situated in one of Bude's most sought-after residential locations
- 'L' shape lounge dining room, semi open plan kitchen
- Two bedrooms and a bathroom
- Attached single garage, off road parking and enclosed private gardens

£325,000

THE PROPERTY MISDESCRIPTIONS ACT 1991: 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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor; Items 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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BRITISH PROPERTY AWARDS MULTIPLE ★★★★★ GOLD WINNER ESTATE AGENT IN BUDE

The Property Ombudsman

Dunham, Poughill Road

Bude, Cornwall, EX23 8NX

£325,000

Dunham is a well-presented and recently re-decorated detached bungalow, offered to the market with no onward chain, and situated in one of Bude's most sought-after residential locations. The property enjoys a convenient position within easy reach of Crooklets Beach, the town centre and amenities.

The property offers an entrance porch and loby, A South aspect 'L' shape lounge dining room being semi open plan to the kitchen, two bedrooms and a bathroom.

Outside, the property benefits from an attached single garage, together with off-road parking and a turning area to the front with a patio seating area, whilst to the rear there is an enclosed private garden.

PORCH Entering via a solid wooden door to:-

LOBBY 7' 7" x 3' 8" (2.31m x 1.12m) Wooden obscure glazed door with matching side panel opening into:-

LOUNGE DINING ROOM 18'3 max' 8'1 min" x 17'11 max' 9'8 min" (5.69m x 5.41m) A South aspect lounge dining room with UPVC double glazed bay window to the front elevation overlooking the front gardens. Coved ceiling, two radiators and television point.



KITCHEN 9' 8" x 7' 10" (2.95m x 2.39m) UPVC double glazed window and door to the side elevation, coved ceiling and radiator.

The kitchen is finished with a range of matching wall and base units with fitted wood effect work surface with set stainless steel sink and drainer with mixer tap and tiled splashback, breakfast bar seating for two. Inset electric touch control hob with extractor canopy, integrated electric oven and space and plumbing for washing machine.



HALL Inset lighting and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE 11' 9" x 9' 9" (3.58m x 2.97m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the enclosed private gardens. Artex ceiling and radiator.

BEDROOM TWO 9' 9" x 8' 2" (2.97m x 2.49m) A single bedroom with UPVC double glazed window to the rear elevation overlooking the enclosed private gardens. Artex ceiling and radiator.

BATHROOM 6' 9" x 5' 2" (2.06m x 1.57m) UPVC obscure double glazed window to the rear elevation, panel enclosed bath, pedestal wash hand basin, toilet bowl with concealed system attractive wall tiling and chrome heated towel rail.

GARAGE 18' 1" x 7'5 max' 6'1 min" (5.51m x 2.29m) Up and over door with light and power connected.

OUTSIDE To the front of the property there is off road parking in front of the garage with turning area. Paved area with established shrubs and plants. Side gated access and path lead to the private enclosed rear garden which is laid to lawn with a gravel and paved seating area flowerbeds and summer house.

COUNCIL TAX Band C

SERVICES All mains services are connected

TENURE Freehold

Directions

From the centre of town head up Belle Vue and descend onto Golf House Road towards Flexbury. As you pass the Church continue along and up the hill passing the turning to Ocean View Road and the property will be located a short distance along on the left hand side.







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