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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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33 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

Price £325,000

- Spacious detached bungalow with coastal views
- Quiet and popular location within the village of Poughill
- South Westerly aspect lounge dining room
- Kitchen, three bedrooms and a wet room
- Garage and off road parking. Gardens to both front and rear



The property professionals

33 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

Price £325,000

33 Trelawney Avenue is a spacious detached bungalow enjoying stunning coastal views stretching 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 well presented property offers an entrance hall, lounge dining room with a South Westerly aspect, kitchen, three bedrooms and a wet room. Outside there is a single garage with off road parking to the front and gardens to both front and rear.

ENTRANCE HALL

Entering via an obscure double glazed door with fixed side panel to the entrance hall, artex ceiling, loft hatch access, oak wood flooring and radiator. Doors serve the following rooms:-

LOUNGE DINING ROOM

20' 2" x 10' 11" (6.15m x 3.33m) A bright and spacious dual aspect room with UPVC double glazed windows to the front and side elevations overlooking the gardens and out towards the coastline and cliff tops. Coved artex ceiling, two radiators and oak wooden flooring.

KITCHEN

10' 10" x 9' 11" (3.3m x 3.02m) UPVC double glazed window and UPVC obscure double glazed door to the side elevation. The kitchen is finished with a range of matching wall and base units with fitted worksurface with matching up stand, tiled splashback, integrated ceramic sink and drainer with mixer tap. Inset gas hob, integrated electric high-level double oven, space for freestanding fridge freezer, space and plumbing for washing machine and wall mounted Worcester LPG fired boiler.

BEDROOM ONE

13' 6" x 10' 10" (4.11m x 3.3m) A bright and spacious principal double bedroom with UPVC double glazed window to the rear

elevation overlooking the gardens. Artex coved ceiling and radiator.

BEDROOM TWO

13' 00" x 9' 11" (3.96m x 3.02m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation, overlooking the gardens. Artex ceiling and radiator.

BEDROOM THREE

10' 2" x 6' 00" (3.1m x 1.83m) A single bedroom with artex ceiling, radiator and UPVC double glazed window to the side elevation.

WET ROOM

7' 11" x 5' 5" (2.41m x 1.65m) UPVC obscure double glazed window to the side elevation. Attractive aqua panelling to the walls, tiled flooring with underfloor heating, wall mounted electric shower, pedestal wash hand basin, WC and chrome heated towel rail.

GARAGE

16' 9" x 8' 4" (5.11m x 2.54m) Up and over door, light and power connected.

OUTSIDE

To the front of the property there is a shared tarmac drive which splits into two providing off road parking in front of the garage. The front garden is laid to lawn with path leading to the front door. Wooden gates to either side which leads to the enclosed rear gardens with a decked seating area further patio seating area to one side with garden shed and an area of lawn.



COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage. LPG gas fired central heating

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 left hand side.

