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Energy Efficiency Rating	
Current	Potential
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)

Not energy related - higher running costs

EU Directive 2002/91/EC

England & Wales

www.epc4u.com

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.

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14 Haven Road

Crackington Haven, Bude, Cornwall, EX23 0PD

Price £389,950

- Spacious and versatile detached bungalow
- Located in the highly sought-after coastal village of Crackington Haven
- Living room, family room, kitchen dining room and utility
- Three generous double bedrooms, bathroom, separate WC
- Generous landscaped corner plot and off road parking



The property professionals

14 Haven Road

Crackington Haven, Bude, Cornwall, EX23 0PD

Price £389,950

14 Haven Road is a beautifully presented and spacious detached bungalow, occupying a generous corner plot in the highly sought-after coastal village of Crackington Haven. Perfectly positioned within walking distance of the village shop and just a mile from the breathtaking beach and rugged Cornish coastline.

Designed with versatility in mind, the accommodation includes the potential for a partially self-contained wing, making it ideal for multi-generational living or guests. The property offers an entrance porch, living room, and a superb family room with doors opening onto the beautifully landscaped private gardens. At the heart of the home is a stylish kitchen/dining room fitted with white high-gloss units, and a utility room. There are three generous double bedrooms, a family bathroom, and an additional separate WC.

Outside there is an attractive granite cobble edged resin driveway and beautiful landscaped gardens to three sides.

PORCH

6' 9" x 4' 1" (2.06m x 1.24m) Entering via a composite door with stainless steel 'T' bar handle to the entrance porch with UPVC double glazed window to the front and side elevations. Inset lighting and radiator. Door to:-

LIVING ROOM

15' 9" x 13' 5" (4.8m x 4.09m) A bright and spacious reception room with a UPVC double glazed window to the front overlooking the well-maintained gardens. Radiator. Door to:-

KITCHEN/DINING ROOM

16' 5" x 9' 9" (5m x 2.97m) A bright and spacious dual aspect kitchen dining room with UPVC double glazed windows to the front and side elevations. Radiator.

The kitchen is finished with a range of matching white high gloss wall and base units with slimline stone effect worksurface with incut drainer and under mounted composite sink with mixer tap. Inset gas hob with extractor canopy, integrated appliances comprise of electric oven, electric combi oven and grill, dishwasher and wine cooler. Door to:-

UTILITY

7' 7" x 6' 6" (2.31m x 1.98m) UPVC double glazed window to the side elevation and UPVC obscure double glazed door to the rear. Fitted with a range of matching white high gloss wall and base units with slimline stone effect worksurface and integrated washing machine.

INNER HALL

Loft hatch access, door to cupboard housing the Vaillant LPG gas fired boiler. Doors serve the following rooms:-

STUDY

9' 9" x 6' 9" (2.97m x 2.06m) Ideal study area with arch leading to:-

FAMILY ROOM

17' 2" x 7' 10" (5.23m x 2.39m) UPVC double glazed French doors to the rear elevation with matching fixed side panels overlooking and leading to the composite decked seating area and gardens. Tiled flooring and two radiators.

BEDROOM ONE

12' 8" x 11' 8" (3.86m x 3.56m) A bright and spacious principal double bedroom with a UPVC double glazed window to the rear elevation overlooking the well maintained landscaped gardens. Radiator.

BEDROOM TWO

11' 8" x 9' 7" (3.56m x 2.92m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the well maintained landscaped gardens. Radiator.

BEDROOM THREE

16' 9" x 8' 1" (5.11m x 2.46m) UPVC double glazed window to the front elevation, inset lighting and radiator.

BATHROOM

8' 11" x 7' 5" (2.72m x 2.26m) Twin UPVC obscure double glazed windows to the side elevation, inset lighting, panel enclosed bath, shower enclosure with mains fed soak head shower with separate hand attachment, vanity unit with inset wash hand basin with mixer tap, toilet bowl with concealed cistern and a wall mounted heated towel rail.

WC

5' 6" x 4' 5" (1.68m x 1.35m) Inset lighting, vanity unit with an inset wash hand basin and mixer tap, toilet bowl with concealed cistern and attractive wall tiling.



OUTSIDE

The property is approached via an attractive granite cobble-edged resin driveway, providing ample off-road parking. To the front, the garden is mainly laid to lawn and bordered by an established hedge, complemented by colourful flower beds and a low fence with a wooden gate leading to the side garden.

The side garden offers a wonderful outdoor space, featuring a well-maintained lawn, mature hedging, raised vegetable beds, a useful storage shed, and a lean-to greenhouse - perfect for keen gardeners. A side gate provides access to the private enclosed rear garden.

Designed with both relaxation and entertaining in mind, the rear garden is predominantly laid to lawn and enjoys a patio seating area tucked into one corner, along with a composite decked terrace accessed directly from the family room. The garden is further enhanced by a variety of fruit trees and an array of attractive established plants, creating a peaceful and inviting setting.

Completing the outdoor space is a substantial wooden workshop with light and power connected, as well as an external power socket, making it ideal for hobbies, storage, or home projects.

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

From Bude proceed down the A39 towards Camelford, take the right-hand turning signposted Crackington Haven at Wainhouse Corner and follow this road into the village of Crackington Haven. Passing the beach, proceed up the hill to Higher Crackington and turn left into Haven Road and the property will be located a short distance along on the right hand side.

