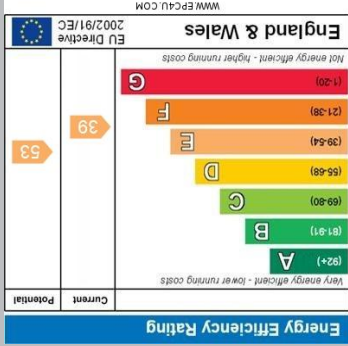


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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6 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

Price £425,000

- Detached bungalow with Sea Views!
- Quiet and popular location within the village of Poughill
- Kitchen, living room, dining room.
- Four double bedroom, family bathroom and separate WC
- Gardens to front rear and side, Garage and off road parking.

The property professionals

6 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

Price £425,000

6 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, four double bedrooms, a family bathroom and separate WC. Outside there is a single garage with off road parking for two vehicles to the front and gardens wrap around the property.

ENTRANCE HALL

Entering the property via a UPVC double glazed door, with internal doors serving the following rooms.

LIVING ROOM

20' 10" x 8' 0" (6.35m x 2.44m) A dual aspect living room with UPVC double glazed windows to the South and West with views over the surrounding countryside and towards the Atlantic Ocean. Wall mounted radiator and feature stone fire place with gas fire.

KITCHEN

10' 7" x 7' 2" (3.23m x 2.18m) Fitted with a matching range of wall and base units with contrasting work surface over, space for freestanding washing machine, space for fridge and freezer, double glazed window over looking the rear garden.

DINING ROOM

12' 11" x 9' 7" (3.94m x 2.92m) Large UPVC double glazed window to the side elevation, looking towards the coastline, a step up to the kitchen and doors serving bedrooms three and four.

BATHROOM

5' 6" x 4' 11" (1.68m x 1.5m) Full length ceiling to floor wall tiles, panel enclosed bath, pedestal wash hand basin and obscure double glazed window to the front.

WC

5' 4" x 2' 6" (1.63m x 0.76m) Half height wall tiles with low flush WC and obscure double glazed window to the front elevation.

BEDROOM ONE

13' 3" x 10' 8" (4.04m x 3.25m) The principal bedroom overlooks the garden to the rear. Coved ceiling and radiator.

BEDROOM TWO

9' 11" x 8' 9" (3.02m x 2.67m) UPVC double glazed window to the front elevation, a double bedroom with coved ceiling and radiator.

BEDROOM THREE

11' 9" x 10' 3" (3.58m x 3.12m) A double bedroom with UPVC double glazed window to the rear, over looking the garden, coved ceiling and radiator.

BEDROOM FOUR

11' 10" x 7' 6" (3.61m x 2.29m) Another double bedroom with window over looking the rear garden, coved ceiling and radiator.

GARAGE

16' 6" x 8' 6" (5.03m x 2.59m) A single garage with up and over door to the front and pedestrian door to the side, light and power connected.

OUTSIDE AND GARDENS

Gardens wrap around the property, with various seating areas and points of interest. space for garden shed and off road parking for two vehicles.



TENURE

Freehold

SERVICES

Mains water and drainage, mains electricity, LPG central heating.

COUNCIL TAX

Cornwall Council Band C

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.

