

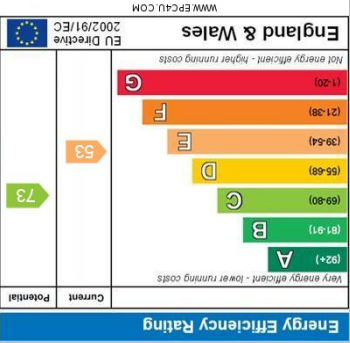


COLWILLS

the property professionals

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



Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

73 53

A B C D E F G

(92+) (81-91) (69-80) (55-68) (39-64) (21-38) (1-20)

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BRITISH PROPERTY AWARDS

MULTIPLE *****

GOLD WINNER

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The Property Ombudsman



29 Orchard Close

Poughill, Bude, Cornwall, EX23 9ES

- Link detached bungalow in a quiet cul-de-sac
- Located within easy reach of the town centre and beaches
- Living room with wood burner, kitchen and large wraparound sunroom
- Three bedrooms and a bathroom
- Single garage, off road parking and generous rear garden



£375,000



29 Orchard Close

Poughill, Bude, Cornwall, EX23 9ES

£375,000

A spacious link-detached bungalow, located in the popular Orchard Close Cul-De-Sac within striking distance of Bude town centre, schools and local beaches.

The accommodation briefly comprises; entrance hall, living room with feature log burner and large window to the front, kitchen, wraparound sunroom, three bedrooms and a family bathroom.

Outside the front gardens are hard landscaped for ease of maintenance and provide off road parking for multiple vehicles, the rear garden is mostly laid to lawn with mature hedgerows and trees to the boundaries.

ENTRANCE PORCH 3' 4" x 1' 2" (1.02m x 0.36m) UPVC double glazed door into entrance porch, with further UPVC door leading to inner hallway.

INNER HALL Hallway with UPVC double-glazed window to the side elevation, loft hatch access, radiator, and doors serve the following rooms:-

LIVING ROOM 16' 5" x 11' 10" (5m x 3.61m) UPVC double-glazed window to the front elevation, looking towards the coastline with distant sea views, inset solid fuel wood burner with back boiler and radiator, coved ceiling and serving hatch to the kitchen.

KITCHEN 16' 5" x 7' 11" (5m x 2.41m) Fitted with a range of wooden wall and base units with work surface over, stainless steel sink with twin side drainers, space for freestanding electric cooker and freezer, internal window to the rear elevation. UPVC double glazed door to the sunroom.

SUNROOM A large wraparound sunroom with views over the rear garden. UPVC double-glazed door to one side. The opposite side has a coal store, workshop and door to the garage. Space and plumbing for washing machine.

BEDROOM 1 12' 11" x 10' 2" (3.94m x 3.1m) A dual aspect double bedroom with UPVC double-glazed windows to the rear and side elevation, coved ceiling, and radiator.

BEDROOM 2 11' 8" x 10' 8" (3.56m x 3.25m) Double bedroom with UPVC double-glazed window to the front elevation with distant sea views, radiator, and coved ceiling.

BEDROOM 3 8' 2" x 6' 9" (2.49m x 2.06m) UPVC double-glazed window to the side elevation overlooking the garden, wall mounted radiator.

FAMILY BATHROOM 7' 9" x 5' 8" (2.36m x 1.73m) Panel enclosed bath with half-height gloss tiles and twin double-glazed obscured windows to the side elevation, pedestal wash hand basin and WC, fully tiled shower enclosure with electric shower. Tiled flooring, wall mounted radiator and extractor fan.

GARAGE 16' 8" x 8' (5.08m x 2.44m) A single garage with up and over door, light and power connected.

OUTSIDE AND GARDENS The property is approached via an extensive driveway offering off-road parking for multiple vehicles, with raised flower beds to the front and access to the single garage and a door to the side. At the rear of the property there is an extensive lawn area and a patio seating area, with mature hedgerows, trees and banks to the boundaries.



COUNCIL TAX Cornwall Council Tax Band C

SERVICES Mains water and drainage, mains electricity. Heating via solid fuel burner with back boiler.

TENURE Freehold

Directions

From the centre of Bude proceed up Belle Vue and down into Golf House Road. Follow the road out of Bude towards Poughill. Continue through the village passing the Church on the left. Take the next left in to Orchard Close (just before the pub) and number 29 will be found towards the top of the cul-de-sac.



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