



27 Atlantic Close, Bude, EX23 0AP Asking Price **£395,000**

Available 7 days a week

27 Atlantic Close, Widemouth Bay, Bude, EX23 0AP

 2 bedrooms
  1 bathrooms
  1 receptions

- Two bedroom property
- Generous living room with sea and coastal views
- Semi detached bungalow with scope for modernisation
 - Driveway for multiple vehicles and Garage
 - EPC Rating: E
 - NO ONWARD CHAIN

Location

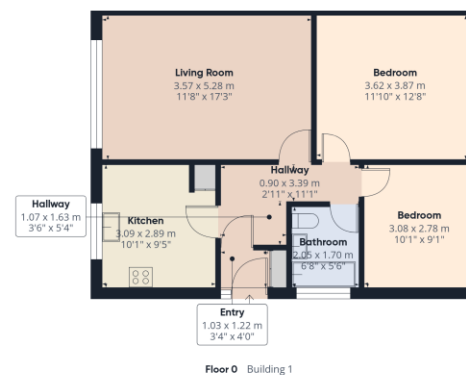
Widemouth Bay is a highly sought-after location in Bude, with a stunning long sandy beach boasting world-renowned surfing, easy access to the North Cornish coast path and a range of amenities including cafes, public houses and hotels. The A39 'Atlantic Highway' runs near the village, providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, a theatre, hospital and access via the North Devon link road to the M5. The coastal town of Bude is located approximately four miles away and offers a wide range of shopping and dining facilities, as well as a range of leisure pursuits including a swimming pool, tennis courts, gold course and sandy beaches.

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Approximate total area⁽¹⁾
78.9 m²
850 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3.

DESCRIPTION

Nestled in the sought-after coastal village of Widemouth Bay, this two-bedroom semi-detached bungalow offers breathtaking sea views and endless potential. Set on a generous plot just a short stroll from the beach, this is a fantastic opportunity to create your dream coastal retreat or an ideal investment property.

The property enjoys a prime elevated position, allowing views of the Atlantic Ocean from both the kitchen and living room. Inside, the layout comprises two well-proportioned bedrooms, a spacious living/dining room, kitchen, and a family bathroom. While the bungalow would benefit of cosmetic modernisation, it offers a blank canvas for those looking to update and personalise to their taste.

Outside, the bungalow benefits from a front garden and driveway with off-road parking and a south facing rear garden, perfect for summer entertaining.

Whether you're looking for a peaceful seaside home, or a holiday escape with huge potential, this bungalow is a rare find in one of North Cornwall's most beautiful locations.

ACCOMMODATION

Entering through uPVC double-glazed obscured glass door to:

PORCH

Storage cupboard, pendant light and access through to the main hallway.

HALLWAY

Access to all principal rooms and to the loft, with carpeted flooring, pendant light and night storage central heating.

KITCHEN

A range of matching wall and base units, uPVC double-glazed window to the front elevation enjoying spectacular sea and coastal views. Stainless

steel sink and drainer with mixer tap, space for freestanding electric oven, fridge/freezer, washing machine and tumble drier. Electric panel heater and cupboard housing the immersion tank.

LIVING/DINING ROOM

A spacious room with ample space for living and dining room furniture. uPVC double-glazed window enjoying coastal and sea views, night storage heater and panel heater, carpeted flooring and pendant light.

BEDROOM 1

A generous-sized double bedroom with rear-facing uPVC double-glazed window to the garden, built-in wardrobe with sliding mirror doors, carpeted flooring and panel heater.

BEDROOM 2

A double-bedroom with rear-facing uPVC double-glazed window, wall-mounted panel heater and integrated wardrobes.

BATHROOM

Fitted with a three-piece suite with bath and shower over, WC and handbasin. Wall mounted vanity unit and electric towel rail, obscured glass uPVC double-glazed window.

OUTSIDE

Externally the property boasts front and rear gardens which are predominantly laid to lawn, with the south-facing rear garden providing an excellent position for alfresco dining on the patio and the outdoor water connection is ideal when returning from the beach.

A garage provides the perfect storage opportunity for surfboards, wetsuits, whilst the driveway can accommodate two to three vehicles off-road.

SERVICES Mains water, electric and drainage

TENURE Freehold

COUNCIL TAX BAND C

ENERGY EFFICIENCY RATING E

FLOOR PLANS

The floor plans displayed are not to scale and are for identification purposes only.

WHAT.3.WORDS.COM LOCATION

\\expel.simple.crystals

VIEWINGS

Please ring 01288 359999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

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