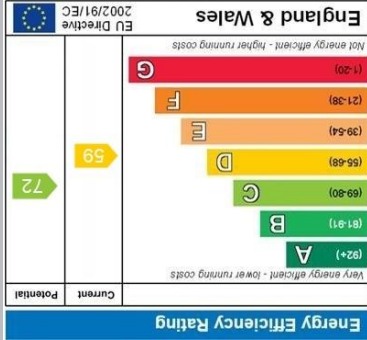


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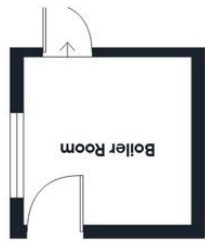
DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain 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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Approximate total area (m<sup>2</sup>)  
 1052 ft<sup>2</sup>  
 97.7 m<sup>2</sup>  
 Balconies and terraces  
 97 ft<sup>2</sup>  
 9 m<sup>2</sup>



*The Property Professionals...*

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## Pendore,

Gooseham, Morwenstow, Bude, Cornwall, EX23 9PF

Price £285,000

- Spacious detached bungalow, offered with no onward chain
- Located in a relatively unknown hamlet location of Gooseham
- Living room with feature sloping ceiling, kitchen with granite work surfaces
- Three bedrooms, family bathroom, separate shower room
- Off road parking and gardens to the front and rear



*The property professionals*

# Pendore,

Gooseham, Morwenstow, Bude, Cornwall, EX23 9PF

Price £285,000

Pendore is a spacious detached bungalow, offered with no onward chain, located in the peaceful hamlet location of Gooseham within an Area of Outstanding Natural Beauty, close to the Atlantic coastline.

The property offers an entrance hall, a large living room with feature sloping ceiling and doors leading out onto a large balcony seating area, kitchen with granite work surfaces, side porch, three bedrooms, family bathroom and a separate shower room.

Outside there is off road parking, gardens to the front and rear are laid to lawn with a patio seating area and useful boiler/storage room.

## ENTRANCE HALL

Entering via a UPVC obscure composite door with matching fixed side panel to the entrance hall with two Velux windows, part tiled flooring, two radiators, door to linen cupboard with shelving and radiator.

## LIVING ROOM

**16' 5" x 14' 2" (5m x 4.32m)** A bright and spacious South Westerly aspect reception room with feature sloping ceiling, UPVC double glazed window and door to the rear elevation which lead out to the balcony and overlooking the gardens. Feature electric fire with marble surround and radiator.

## BALCONY

**14' 7" x 6' 5" (4.44m x 1.96m)** Wood deck seating area and steps leading down to the gardens.

## DINING ROOM

**9' 11" x 9' 1" (3.02m x 2.77m)** Semi open plan to the living room with sloping ceiling, UPVC double glazed window to the side elevation, recess shelving and radiator.

## KITCHEN

**12' 10" x 9' 9 max' 7' 7 min" (3.91m x 2.92m)** UPVC double glazed window to the front elevation overlooking the gardens, sloping ceiling, tiled flooring and radiator.

The kitchen is finished with a range of matching oak fronted wall and

base units with granite work surface with matching up stand, under mounted ceramic sink with and cut drainer and mixer tap, integrated high-level electric double oven, inset electric hob with extractor canopy, integrated fridge freezer, integrated dishwasher and space and plumbing for washing machine. Door to:-

## SIDE PORCH

**11' 6 max' 3' 1 min" x 8' 00 max' 3' 2 min" (3.43m x 2.51m)** UPVC double glazed windows to the rear and side elevations and obscure double glazed door and tiled flooring.

## BEDROOM ONE

**19' 3" x 8' 9" (5.87m x 2.67m)** A bright and spacious double bedroom with feature glass brick windows to the front elevation, UPVC double glaze window to the side and Velux window to the rear. Exposed wood flooring and two radiators.

## SHOWER ROOM

**7' 8" x 4' 0" (2.34m x 1.22m)** UPVC obscure double glazed window to the front elevation, quadrant shower with main shower, wall mounted wash hand basin, push button low flush WC, chrome wall mounted heated towel rail and tiled flooring.

## BEDROOM TWO

**8' 10" x 8' 10" (2.69m x 2.69m)** A bright South Westerly bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Sloping ceiling and radiator.

## BEDROOM THREE

**9' 10" x 6' 10" (3m x 2.08m)** A bright South Westerly bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Sloping ceiling and radiator.



## BATHROOM

**7' 7" x 5' 9" (2.31m x 1.75m)** UPVC double glazed window to the front elevation, sloping ceiling, panel enclosed bath, pedestal wash hand basin, push button light flush WC part wall tiling, chrome wall mounted heated towel rail, wall mounted blow air heater and tiled flooring.

## BOILER ROOM

**8' 7" x 8' 5" (2.62m x 2.57m)** Wooden pedestrian door to the side and wooden framed window to the rear elevation, wall mounted consumer unit, hot water cylinder, Worcester floor standing oil fired boiler and door to useful storage areas under the property.

## OUTSIDE

To the front of the property there are twin metal gates with off road parking for one vehicle, and an area of lawn. In front of the stone wall there is a gravelled area providing further off road parking. Side path and steps lead to the rear enclosed terrace gardens with a patio seating area with steps leading down to the gardens which are laid to lawn with garden shed.

## COUNCIL TAX

Band C

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

Proceed north of Bude on the A39, passing through the village of Kilkhampton. Remain on the A39 for a further 3 miles after Kilkhampton and take the turning left signposted Morwenstow. As you enter 'Shop' take the first right turning towards Gooseham and remain on this road for ¼ mile. As the road descends into Gooseham, the property will be located on the left hand side just before the village sign.

