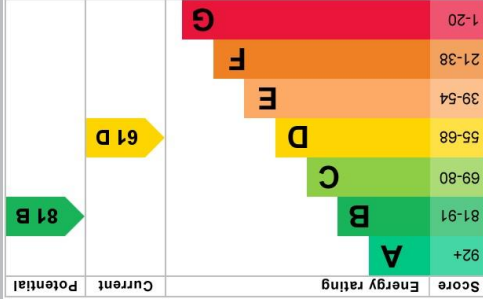


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*

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## 24 Northcott Mouth Road

Poughill, Bude, Cornwall, EX23 9HE

Price £395,000

- Detached well presented bungalow with coastal views
- Quiet and popular location within the village of Poughill
- Open plan kitchen living dining room with coastal views
- Three bedrooms with ensuite to the principle bedroom and family bathroom
- Enclosed gardens. No onward chain

*The property professionals*

# 24 Northcott Mouth Road

Poughill, Bude, Cornwall, EX23 9HE

Price £395,000

24 Northcott Mouth Road is a well presented detached bungalow positioned in an elevated setting, enjoying exceptional coastal and countryside views extending for over 30 miles.

The property offers a modern, refurbished interior and comprises an entrance porch leading into a superb open-plan kitchen, dining, and living space designed to make the most of the outstanding panoramic outlook. Useful utility, while an inner hallway provides access to three well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a family bathroom.

Outside there are gardens to both front and rear which are laid to lawn. Available with no onward chain.

## PORCH

**7' 9" x 4' 2" (2.36m x 1.27m)** Entering via a UPVC obscure double glazed door with matching fixed side panel to the entrance porch with attractive tiled flooring and door leading to:-

## LOUNGE DINING ROOM

**19' 10" x 11' 4" (6.05m x 3.45m)** A bright and spacious open plan room with UPVC double glazed window to the front elevation with views across the gardens and stunning coastal outlook. Coved ceiling, engineered oak wood flooring and radiator. Open plan to the:-

## KITCHEN

**11' 9" x 7' 11" (3.58m x 2.41m)** UPVC double glazed window to the rear elevation over from the gardens. Inset lighting and engineered oak wood flooring.

The kitchen is finished with a range of matching wall and base units with granite works surface within cut drainer and matching up stand, under mounted composite sink with mixer tap. Inset induction hob with extractor canopy, integrated electric double oven, and integrated dishwasher. UPVC obscure double glazed door leading to:-

## UTILITY/SIDE PORCH

**6' 9" x 5' 00" (2.06m x 1.52m)** UPVC double windows to two elevations and UPVC double glazed door to the side elevation. Fitted worksurface with space and plumbing for washing machine and Grant floor standing

oil fired boiler. Tiled flooring and useful storage cupboard.

## HALL

Radiator, loft hatch access and doors serve the following rooms:-

## BEDROOM ONE

**13' 6" x 10' 10" (4.11m x 3.3m)** A bright and spacious principal double bedroom with UPVC double glazed window to the front elevation offering views across the gardens and stunning coastal outlook. Radiator. Door to:-

## ENSUITE

**7' 2" x 3' 9" (2.18m x 1.14m)** Double shower enclosure with fixed glass screen and mains fed shower, vanity unit with inset basin, push button low flush WC, chrome wall mounted heated towel and attractive tiled flooring.

## BEDROOM TWO

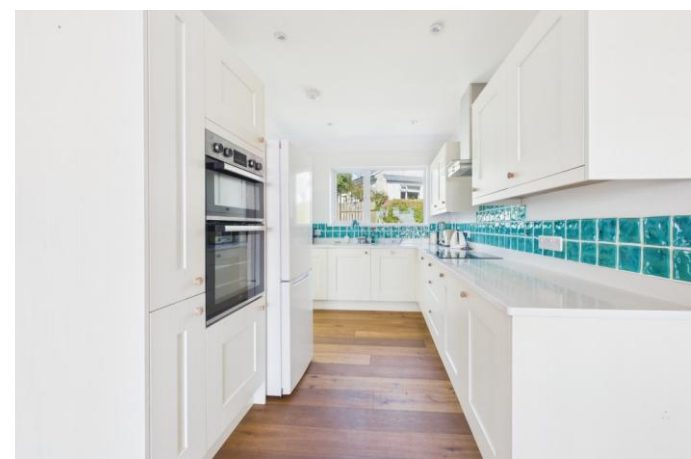
**11' 4" x 9' 9" (3.45m x 2.97m)** A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

## BEDROOM THREE

**11' 4" x 6' 11" (3.45m x 2.11m)** A single bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

## BATHROOM

**8' 8" x 5' 6" (2.64m x 1.68m)** Twin UPVC obscure double glazed windows to the side elevation, panel enclosed bath, large shower enclosure with fixed glass screen with mains fed shower, vanity unit with inset wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.



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*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 and the property will be located a short distance along on the right hand side.

## OUTSIDE

To the front of the property the garden is laid to lawn with path leading to the front door. Wooden pedestrian gate and path to the side leads to the rear enclosed garden which is laid to lawn.

## COUNCIL TAX

Band C

## SERVICES

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

## TENURE

Freehold

