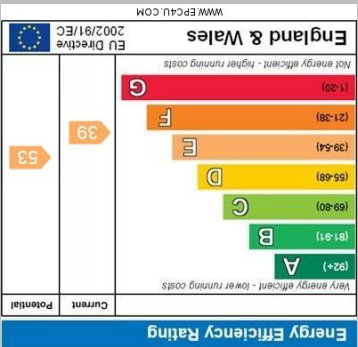


THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displaying, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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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The Property Ombudsman



6 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

- 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.



£425,000



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.



COLWILLS
the property professionals

6 Trelawney Avenue

Poughill, Bude, Cornwall, EX23 9HB

£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 fireplace 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 overlooking 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, overlooking the garden, coved ceiling and radiator.

BEDROOM FOUR 11' 10" x 7' 6" (3.61m x 2.29m) Another double bedroom with window overlooking 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

