



£ 950.00 pcm

Three bedroom detached bungalow  
Within the highly desirable Poughill village  
Garage and off road parking for two cars  
Double glazed with oil fired central heating  
Low maintenance and private gardens  
EPC Rating- D    Council Tax Band- C



Steps lead up to uPVC half double glazed opaque entrance door, giving access to: [///handyman.motoring.activity](http://handyman.motoring.activity)

## DIRECTIONS

From our office in Bude, proceed along Belle Vue and at the top of the hill follow the road into Golf House Road and continue straight on into Poughill Road. Proceed into the village of Poughill, passing the Post Office and Church on your left hand side. Turn left just before the Preston Gate Inn into Orchard Close. Proceed into the Close and number 25 will be found near the end on the left hand side

## ENTRANCE PORCH

Front aspect uPVC double glazed opaque window. Coat and boot storage with ceiling light and further uPVC double glazed door to:

## ENTRANCE HALL

Generous sized hall with front aspect uPVC double glazed window. Space for Home Office desk area. Fitted carpet, radiator, two ceiling lights, access to loft space, telephone and internet points. Doors to all principal rooms.

## BEDROOM ONE

Double bedroom with front aspect uPVC double glazed window enjoying elevated views above the close. Fitted carpet, radiator, ceiling light with fan and space for bedroom furniture.

## BEDROOM THREE/DINING ROOM

Single bedroom with potential use as a dining room. Side aspect uPVC double glazed window, fitted carpet, radiator and ceiling light on dimmer switch.

## SHOWER ROOM

Shower enclosure housing 'Mira Sport' electric shower, low level flush WC and wash hand basin with vanity drawer under. Two uPVC double glazed opaque windows to side elevation. Extractor fan, ceiling light, heated towel rail and laminate flooring.

## BEDROOM TWO

Dual aspect uPVC double glazed windows to the side and rear. Double bedroom with space for bedroom furniture. Radiator, ceiling light and fitted carpet.

**VIEWINGS:** Please ring 01566 779000 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](http://www.kivells.com).

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## BRANCHES AT:

Bude	01288 359999	Callington	01579 384321	Exeter	01392 252262
Holsworthy	01409 253888	Launceston	01566 777777	Liskeard	01579 345543

## Property Reference: V2024

### Tenancy Information

**One Months Rent In Advance**

**Deposit (5x One Weeks Rent)**



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