

Asking Price £385,000 Freehold



Anneth Lowen

Treskinnick Cross, Poundstock, Bude, Cornwall, EX23 0DU

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Key Features

-  DECEPTIVELY SPACIOUS
-  DETACHED 3 DOUBLE BED HOUSE
-  2 ENSUITE SHOWER ROOMS
-  SEA VIEWS!
-  SOME UPDATING REQUIRED
-  LOVELY FAMILY HOME
-  BACKING ONTO OPEN FIELD
-  5 MINUTES FROM WIDEMOUTH BAY
-  10 MINTUES FROM BUDE
-  EASY ACCESS TO A39



EPC Rating E

Council Tax Band E

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GROUND FLOOR

Entrance Hallway

Stairs leading to the first floor, uPVC double glazed window and door to:

Living Room/Dining Room 8.19m x 4.10m (26ft 10in x 13ft 5in) max

A large light and airy open plan room with front aspect uPVC double glazed window and sliding patio doors to the rear garden. Fireplace with wood surround and tiled hearth. Ceiling downlighters and wall lights in the living area, archway to dining area with pendant light. Radiator.

Kitchen/Breakfast Room 4.56m x 3.63m (14ft 11in x 11ft 10in)

Another good sized room, with matching wall and base units, range cooker with extractor hood over, built in dishwasher, stainless steel sink and drainer with mixer tap, laminate work surface and part tiled walls. Breakfast bar, under stairs storage cupboard, ceiling down lighters and radiator. Door to:

Utility Room 2.50m x 2.07m (8ft 2in x 6ft 9in)

A useful room, with door leading to the side garden. Space and plumbing for washing machine and tumble dryer with work surface over. Oil fired boiler, front aspect window, ceiling pendant and door to:

WC 2.12m x 1.37m (6ft 11in x 4ft 5in)

Another good sized part tiled room with WC and wash hand basin. Space for shower.

FIRST FLOOR

Master Bedroom 3.65m x 2.79m (11ft 11in x 9ft 1in)

A double room with front aspect uPVC double glazed window to admire the sea views. Radiator, ceiling pendant and opening to:

Dressing Room 2.52m x 2.02m (8ft 3in x 6ft 7in)

Another front aspect room with uPVC double glazed window, ceiling down lighters, radiator and door to:

En-Suite Shower Room 2.16m x 1.89m (7ft 1in x 6ft 2in)

Rear aspect uPVC double glazed window, part tiled walls, corner shower cubicle with Triton electric shower, WC, wash hand basin, radiator and heated towel rail.

Bedroom Two 3.74m x 3.58m (12ft 3in x 11ft 8in)

A large room with front and side aspect uPVC double glazed windows with views to the sea and most amazing sunsets! Ceiling pendant, radiator and door to:

En-Suite Shower Room 2.35m x 1.65m (7ft 8in x 5ft 4in)

uPVC double glazed window to the side, ceiling down lights, corner shower cubicle with Triton electric shower, WC and wash hand basin. Part tiled walls.

Bedroom Three 3.36m x 2.78m (11ft x 9ft 1in) max

Another double room with rear aspect uPVC double glazed window enjoying views over the open fields. Ceiling pendant and radiator.

Family Bathroom 3.33m x 1.64m (10ft 11in x 5ft 4in)

A good sized bathroom comprising bath with shower over, WC and wash hand basin. Rear aspect uPVC double glazed windows, large shelved airing cupboard, part tiled walls, radiator and heated towel rail.

OUTSIDE

Brick paved driveway providing parking for 2 cars, immaculately presented raised front garden laid to lawn with "Well" that used to provide the properties water and could be reconnected. Pathway leading to the rear garden, partly laid to lawn with steps down to slabbed area. Backing onto open fields, garden shed.

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Overview

Deceptively spacious, 3 bed, 2 en-suite, detached house backing onto open fields, and with the most amazing sea views!

The property benefits from uPVC double glazed windows, oil fired central heating and is ready for you to put your own stamp on it - there is even a well that could be reconnected.

Ideally situated towards the end of a no through road in the small hamlet of Treskinnick Cross only 5 minutes from Widemouth Bay and 10 minutes from Bude. Available with no onward chain. Council Tax Band E, EPC E.

Services

Mains water and electricity. Oil fired central heating.

Tenure

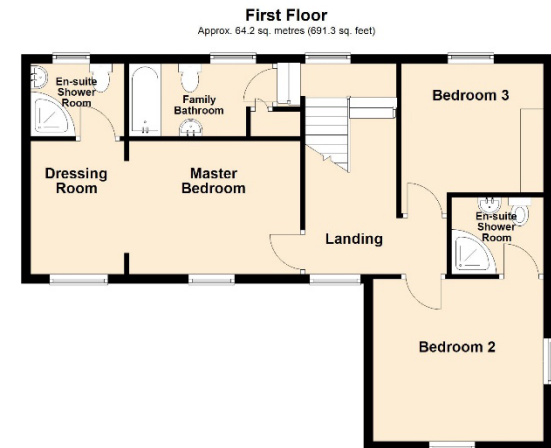
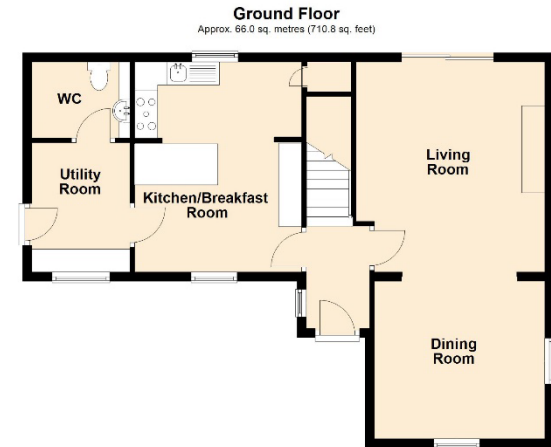
Freehold

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Total area: approx. 130.3 sq. metres (1402.1 sq. feet)