



Trevalgas Cottages
Poughill | Bude | Cornwall



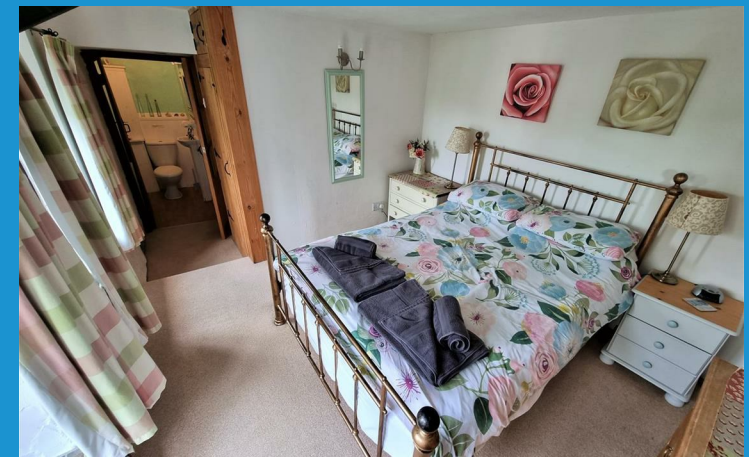
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Located just a stones throw from the coastal market town of Bude is this well presented holiday cottage. The cottage sits in a quiet corner of Trevalgas Cottages complex and visitors are able to relax in the communal swimming pool or games room equipped with table tennis and billiards table.

You enter the property through a small courtyard with a character picket fence. As you enter the front door you come into the sitting room with garden room to the right, with steps down into a private courtyard ideal for outside dining or barbecues. To the left of the sitting room is the kitchen which is equipped with eye and base level units and the staircase leading up to the first floor. From the kitchen there is a door into the downstairs bedroom installed with built in storage and french doors onto a small sundeck ideal for that early morning tea or coffee.

On the first floor of the cottage is the family bathroom which leads off the landing with matching 3 piece suite and shower over the bath. The master bedroom is a generously sized room with built in storage and impressive views over the near countryside. The property also has its own parking space located next to the property creating easy access over a shared pathway with the adjoining neighbour. There is additional shared parking available.



Situation

The village of Poughill is located just a short distance from the coastal resort of Bude, offering a range of independent local and national businesses with supermarkets, an 18-hole golf course and two fantastic sandy beaches with superb walks along the North Cornish coastal path. To the south is the popular surfing beach at Widemouth Bay. Newquay and its International airport are located approximately an hours' drive to the south and, in the opposite direction, the North Devon towns of Bideford and Barnstaple are located along the A39 which eventually leads to the North Devon link road, the M5 and beyond.

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Sitting Room
11'6" x 7'7" (3.52m x 2.33m)

Garden Room
7'0" x 6'3" (2.14m x 1.92m)

Kitchen
9'3" x 8'10" (2.83m x 2.71m)

Bedroom 2
10'2" x 9'3" (3.11m x 2.83m)

First Floor Landing

Bedroom 1
10'4" x 9'6" (3.16m x 2.92m)

En-Suite Toilet
5'11" x 2'10" (1.81m x 0.87m)

Bathroom
5'11" x 5'5" (1.81m x 1.66m)

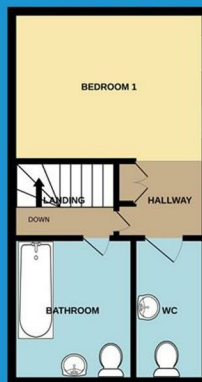
Services
Mains Electricity, Water and Drainage.
LPG Gas Central Heating.
The property has a currentable rateable value of £2,400.00.

Site Information

The property is restricted for holiday use and is located on a jointly owned holiday site, with facilities including an indoor swimming pool, games room, play area, laundry room and gardens.

The management charge varies year to year, depending on the maintenance required and is agreed at annually at the AGM. This is normally circa £260.00 per month, but has risen to £365.00 per month when there were some repairs to be completed.

First Floor



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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