



**Roundhayes Farm  
Crackington Haven  
Bude  
Cornwall  
EX23**

**Offers In Excess Of £200,000**

**bettermove**

## Bude

Bettermove are proud to present this 3 bedroom Bungalow near Crackington Haven. Available with no forward chain.

The property benefits from double glazing, and electric central heating throughout, with off street parking available via the allocated parking.

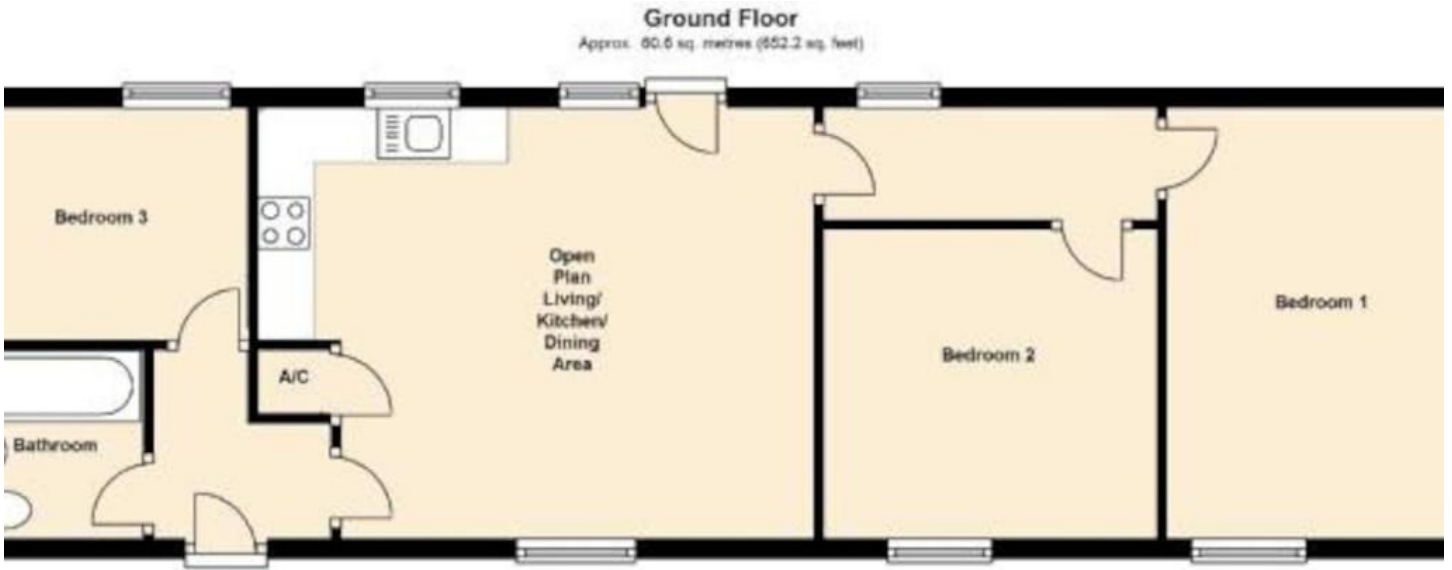
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, as well as the 3 bedrooms and the family bathroom. The property has excellent views of the far reaching countryside and sea views from the garden and decking. The exterior boasts a communal rear garden, perfect for enjoying the summer months, which includes a tennis court, pond, and orchard.

Located in the popular village near Crackington Haven, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and within one mile of the cove at Crackington Haven and North Cornish coast. Excellent transport connections can be found from Bodmin Parkway train station (23.4 miles), variety of bus routes and the A39.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total area: approx. 80.6 sq. metres (852.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



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