Bond Oxborough Phillips

Changing Lifestyles

1 Endsleigh Park
Marhamchurch
Bude
EX23 0HL

Asking Price: £425,000 Freehold







01288 355 066
bude@boppproperty.com

1 Endsleigh Park, Marhamchurch, Bude, EX23 0HL

- 2 BEDROOMS
- DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- ENTRANCE DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE OF LOCAL AMENITIES
- EPC: TBC
- COUNCIL TAX BAND: D







Stylish and spacious two-bedroom home with garage, parking and modern interiors in a quiet Marhamchurch cul-de-sac.

Located within a peaceful cul-de-sac in the desirable village of Marhamchurch, this attractive two double bedroom detached home offers well-balanced accommodation across two floors. Beautifully presented and thoughtfully laid out, the property enjoys a lovely open-plan kitchen/diner, spacious living room, garage and generous outside space—perfect for those seeking a modern yet manageable home within easy reach of Bude.

The ground floor welcomes you with a wide entrance hall, complete with under-stair storage and a convenient WC. The generous living room sits to the front of the property, with dual aspect windows drawing in natural light. A stylish kitchen/dining room, featuring contemporary units, space for a dining table, and bi-fold doors leading directly to the garden. A door through to the garage adds practical utility and potential for further conversion, subject to the necessary consents.

Upstairs, the first-floor hosts two spacious double bedrooms, both with excellent proportions and pleasant views. A well-appointed family bathroom with modern four-piece suite completes the upper level.

Externally, the home enjoys a tidy rear garden area, perfect for relaxing or entertaining, and benefits from private driveway parking in front of the garage.

01288 355 066
bude@boppproperty.com





The property is situated close to the centre of the popular and sought after self contained village of Marhamchurch, both offering a convenient range of local amenities including community village store, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.





01288 355 066
bude@boppproperty.com

Property Description

Entrance Hall - 11'4" x 6'3" (3.45m x 1.9m)

WC - 4'4" x 3'5" (1.32m x 1.04m)

Living Room - 17'8" x 11'8" (5.38m x 3.56m)

Kitchen/Dining Room - 17'9" x 17'6" (5.4m x 5.33m)

First Floor Landing

Bedroom 1 - 13'10" x 11'7" (4.22m x 3.53m)

Bedroom 2 - 13'9" x 8'9" (4.2m x 2.67m)

Family Bathroom - 10'6" x 5'5" (3.2m x 1.65m)

Outside - The property is approached via a brick paved entrance driveway at the front providing ample off road parking and access to the garage with an attractive lawn area. Pedestrian access to both sides of the property leads to the enclosed rear gardens which are gently sloping with a raised patio area adjoining the rear of the property providing an ideal spot for alfresco dining.

Garage - 17'1" x 9'9" (5.2m x 2.97m)

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Services - Mains gas, water, drainage and electric.

EPC - Rating TBC

Council Tax - Band D

Mobile Coverage		Broadband	
EE	●	Basic	3 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	×





01288 355 066
bude@boppproperty.com

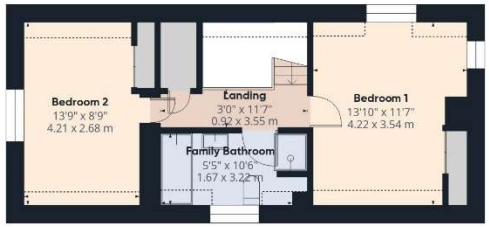
1 Endsleigh Park, Marhamchurch, Bude, EX23 0HL

Floorplan

Changing Lifestyles



Floor 0



Floor 1

Approximate total area(1)

1145 ft²

106.4 m²

Reduced headroom

42 ft²

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01288 355 066
bude@boppproperty.com

1 Endsleigh Park, Marhamchurch, Bude, EX23 0HL













Changing Lifestyles

01288 355 066
bude@boppproperty.com

1 Endsleigh Park, Marhamchurch, Bude, EX23 0HL



EPC TBC

Directions

Proceed out of Bude towards the A39, turning right into Kings Hill. upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue into the village and upon reaching the centre turn left and continue round the right hand bend with the Bullers Arms on the right hand side. Take the next left hand turning into Hobbacott Lane and proceed for approximately 200 yards whereupon the entrance to Endsleigh Park will be found on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

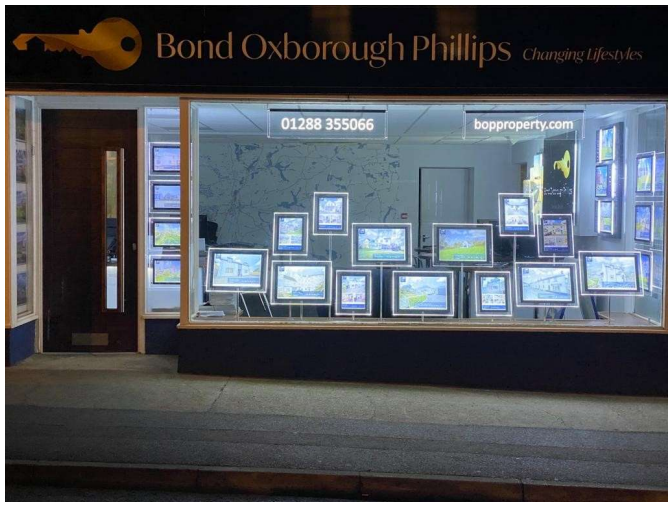
Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

1 Endsleigh Park, Marhamchurch, Bude, EX23 0HL

Changing Lifestyles

We are here to help you find and buy your new home...

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@boppproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and mortgage advice.

