

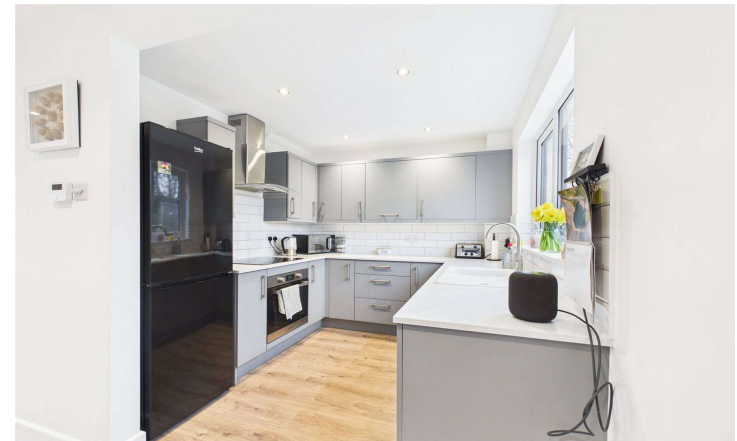


Bond
Oxborough
Phillips

Changing Lifestyles

19 Priestacott Park
Kilkhampton
Bude
Cornwall
EX23 9TH

Asking Price: £265,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

19 Priestacott Park, Kilkhampton, Bude, Cornwall, EX23 9TH



- Semi-detached
- Popular village location within easy reach of Bude and the coastline
- Well-proportioned accommodation throughout
- Bright living room and kitchen/dining space
- 2 bedrooms and family bathroom
- Enclosed rear garden with patio and low-maintenance gravel areas
- Off-road parking
- Ideal first-time purchase, investment or downsizing opportunity



Kilkhampton is a popular and well-served village, highly regarded for its strong sense of community and convenient range of everyday amenities. Within the village itself there is a well-stocked village store, primary school, traditional public houses, places of worship and a variety of local clubs and activities, making it particularly appealing for families, retirees and those seeking a more relaxed pace of life. The village also benefits from good transport links, providing easy access to surrounding areas. The coastal town of Bude lies approximately 5 miles to the south and offers a more extensive range of facilities, including national supermarkets, independent shops, cafés and restaurants, together with primary and secondary schooling, leisure centres and healthcare services. Bude is renowned for its stunning coastline, featuring sandy surfing beaches, cliff-top walks and the popular Bude Canal.



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19 Priestacott Park, Kilkhampton, Bude, Cornwall, EX23 9TH

An excellent opportunity to acquire a well-proportioned home situated within the sought-after village of Kilkhampton, just a short drive from the coastal town of Bude and its stunning beaches.

The property offers light and comfortable accommodation throughout, ideally suited to a range of purchasers including first-time buyers, investors or those seeking a manageable home within a well-connected village environment.

The ground floor comprises a welcoming entrance leading into a bright and airy living room, providing a comfortable space for relaxation. To the rear, the kitchen/dining room enjoys a pleasant outlook over the garden and offers ample space for everyday dining and entertaining, with direct access to the outside.

To the first floor are well-proportioned bedrooms, offering flexibility for family living, home working or guest accommodation, together with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking. The rear garden is enclosed and designed for ease of maintenance, being laid predominantly to lawn with a generous patio area and sections of gravel, creating an attractive and practical outdoor space ideal for relaxing or entertaining.

Situated within a well-established residential

development, the property enjoys convenient access to the excellent range of local amenities available within Kilkhampton, including shops, a primary school, public houses and places of worship, whilst the nearby coastal town of Bude provides a wider range of facilities along with access to the North Cornish coastline. EPC Rating -D. Council Tax Band - B.

Entrance Porch - 6'3" x 4' (1.9m x 1.22m)

Lounge - 19'11" x 16'10" (6.07m x 5.13m)

Kitchen/Diner - 8' x 7'11" (2.44m x 2.41m)

Landing - 6'3" x 3'10" (1.9m x 1.17m)

Bedroom 1 - 13'8" x 8'5" (4.17m x 2.57m)

Bedroom 2 - 10'8" x 7'5" (3.25m x 2.26m)

Bathroom - 9' x 4'5" (2.74m x 1.35m)

Garage - 17'3" x 9'4" (5.26m x 2.84m)

Services - Mains water, electric and drainage. Oil fired central heating.

Outside - To the front of the property is a driveway providing off-road parking. The rear garden is enclosed and thoughtfully arranged for ease of maintenance, being laid to lawn with a large patio area and gravel sections, offering an ideal space for outdoor dining and relaxation.

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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.

EPC - D

Council Tax Band - B



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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.



Directions

From Bude town centre, proceed out of the town heading north on the A39 (Stratton Road), signposted towards Kilkhampton and Bideford. Continue along the A39 for approximately 4–5 miles, passing through the village of Stratton and continuing towards Kilkhampton. Upon entering Kilkhampton, continue through the village passing the local shops and amenities. Take the turning into Priestacott Park (on your right-hand side if travelling from Bude). Follow the road into the development, where number 19 will be found within the cul-de-sac.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

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