Bond Oxborough Phillips

Changing Lifestyles

Claremont
9 & 9a
Killerton Road
Bude
Cornwall
EX23 8EL

Asking Price: £599,950 Freehold







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bude@boppproperty.com

Claremont, 9 & 9a, Killerton Road, Bude, Cornwall, EX23 8EL

- Substantial 3 Bedroom Semi-Detached Home
- Detached 2 Bedroom Cottage
- Highly desirable location
- Versatile accommodation throughout
- Extensive Off Road Parking
- Landscaped Rear Gardens
- Timber Workshop & Stores
- Walking Distance To Town & Beaches
- EPC: D
- Council Tax Band: 9 - C 9A - A







An exciting opportunity to acquire this substantial 3-bedroom semi-detached residence with the rare added benefit of a detached 2-bedroom cottage, conveniently situated within easy walking distance of Bude town centre, local beaches and everyday amenities.

The main residence offers spacious and well-presented accommodation throughout, comprising an entrance porch and hallway, living room with bay window and feature gas fire, separate dining room with doors opening to the garden, kitchen/breakfast room, sun room, utility and WC. On the first floor are 3 bedrooms and a family bathroom, with a further attic room on the second floor providing a useful additional space.

Positioned at the bottom of the garden is 9a Killerton Road, a detached 2-bedroom cottage offering independent accommodation comprising entrance porch, living room, kitchen/breakfast room, 2 bedrooms and shower room. This provides excellent flexibility for multi-generational living, guest accommodation, home working or potential income use, subject to any necessary consents.

Externally, the property enjoys extensive off-road parking to the front, with enclosed landscaped gardens to the rear. A large patio seating area adjoins the main house, with steps down to a composite decked area with hot tub. The garden continues to the detached cottage, which benefits from its own patio area, with additional storage provided by a timber workshop, shed and brick-built store.

A rare and versatile property in a highly convenient Bude location, offering generous accommodation, excellent parking, attractive gardens and a detached cottage. Main House: Council Tax Band C EPC D, Detached Cottage: Council Tax Band A EPC D.

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Killerton Road enjoys a convenient and central location within this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Its three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of watersports and leisure activities together with many breath taking cliff to coastal walks etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road, which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and links to the A30 which connects in turn to the Cathedral City of Exeter with its airport, Intercity railway network and motorway links etc.









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Property Description

Claremont - Main Residence

Entrance Porch - 2'9" x 8'11" (0.84m x 2.72m)

Entrance Hall

Living Room - 12' x 14'9" (3.66m x 4.5m)

Sitting Room - 10'6" x 11'10" (3.2m x 3.6m)

Kitchen/Dining Room - 21'1" x 8'5" (6.43m x 2.57m)

Conservatory - 7'2" x 9'4" (2.18m x 2.84m)

Utility Room - 4'4" x 5'10" (1.32m x 1.78m)

WC - 2'6" x 5'10" (0.76m x 1.78m)

First Floor Landing - Split level landing.

Bedroom 1 - 11'11" x 10'4" (3.63m x 3.15m)

Bedroom 2 - 10'7" x 12' (3.23m x 3.66m)

Bedroom 3 - 8'4" x 7'5" (2.54m x 2.26m)

Family Bathroom - 9'10" x 5'4" (3m x 1.63m)

Second Floor

Loft Room - 11'6" x 17'11" (3.5m x 5.46m)

Claremont Lodge - Annexe - Perfect for a dependent relative, overflow accommodation or additional income from a long term let or Airbnb.

Entrance Porch - 5'9" x 6'1" (1.75m x 1.85m)

Kitchen - 11'3" x 9'9" (3.43m x 2.97m)

Living Room - 13'1" x 10'10" (4m x 3.3m)

Shower Room - 4'11" x 7'7" (1.5m x 2.3m)

First Floor Landing

Bedroom 1 - 13'1" x 10'6" (4m x 3.2m)

Bedroom 2 - 10'8" x 9'9" (3.25m x 2.97m)

Outside - To the front of the property is extensive brick paved off road parking for multiple vehicles, bordered by attractive flower beds. A pedestrian gate to the side provides access into the enclosed rear gardens. The gardens have been thoughtfully landscaped and comprise a large patio seating area adjoining the rear of the main house, accessible from both the dining room and

Outside Cont'd – sun room, creating an ideal space for outdoor dining and entertaining. Steps lead down to a composite decked seating area with hot tub, with a pathway continuing to the detached cottage at the bottom of the garden. The cottage benefits from its own patio area and flower beds. Additional storage is provided by a small brick built store, timber storage shed and a timber workshop with power and light connected.

Services - Mains water, electricity, gas and drainage.

Council Tax - Main House: Band C
Detached Cottage: Band A

EPC - Claremont Rating D
Claremont Lodge Rating D

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.

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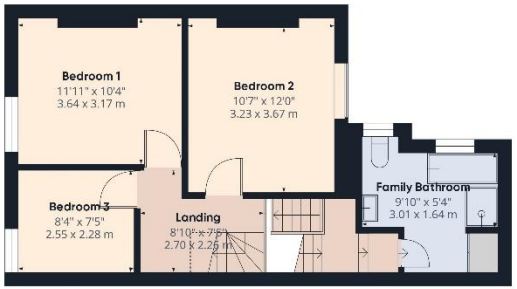
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Floorplan

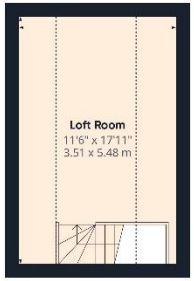
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Floor 0 Claremont



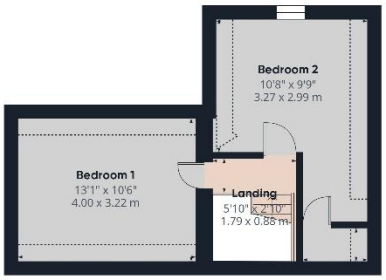
Floor 1 Claremont



Floor 3 Claremont



Floor 0 Claremont Lodge



Floor 1 Claremont Lodge

Approximate total area(1)

2123 ft²

197.3 m²

Reduced headroom

157 ft²

14.6 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.

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Claremont Lodge













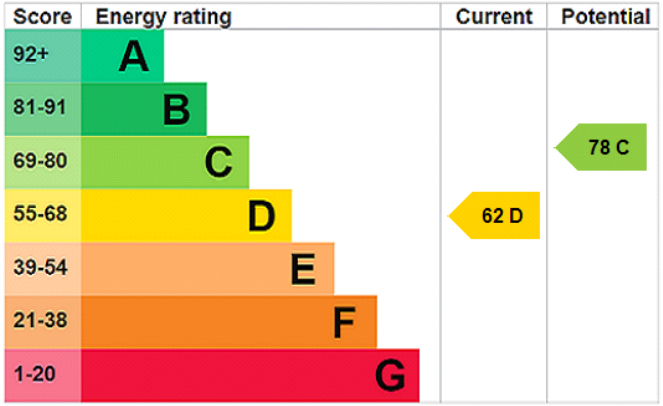
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Directions

From Bude town centre, head along The Strand and at the mini-roundabout, take the first turning into Bencoolen Road. Continue and then take the first left-hand turning into Killerton Road. The entrance driveway for Claremont will be found after a short distance on the left-hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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

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

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