



Bond
Oxborough
Phillips

Changing Lifestyles

Roselan
1 New Buildings
Kilkhampton
Bude
Cornwall
EX23 9RF

Asking Price: £325,000 Freehold



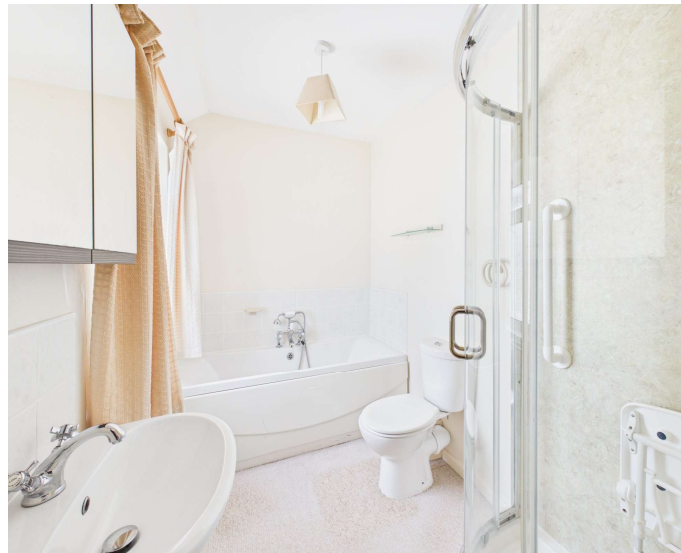
Changing Lifestyles

01288 355 066
bude@bopproperty.com

Roselan, 1 New Buildings, Kilkhampton, Bude, Cornwall, EX23 9RF



- Spacious 3 Bedroom Semi-Detached Home
- Generous Plot Within Popular Village
- Impressive Rear Garden Approx. 125ft Long
- Ample Off-Road Parking
- Detached Garage
- Living Room With Feature Fireplace
- Separate Dining Room
- Generous Kitchen
- Utility Room And Ground Floor WC
- Family Bathroom
- Excellent Outside Space
- Approx. 1,242 Sq Ft
- EPC: TBC
- Council Tax Band: C



Changing Lifestyles

01288 355 066
bude@bopproperty.com

An exciting opportunity to acquire this spacious 3 bedroom semi-detached home, occupying a generous plot within the popular village of Kilkhampton and offering ample parking, a detached garage and an impressive rear garden extending to approximately 125ft.

The property provides well-proportioned accommodation throughout, with a welcoming entrance hall leading into a bright living room with feature fireplace, together with a separate dining room, creating excellent space for day-to-day living and entertaining. The kitchen is a generous size and is supported by a useful utility room and ground floor WC.

On the first floor are 3 bedrooms, all of which are well sized, together with a family bathroom. The accommodation totals approximately 1,242 sq ft and offers a superb opportunity for those seeking a practical home with excellent outside space in a convenient village location.

A particular feature of the property is the outside space. To the front, there is a generous driveway providing ample off-road parking and access to the detached garage. To the rear, the garden is a real selling point, extending to approximately 125ft in length and providing a fantastic space for families, gardeners or those simply looking for a larger than average outside area. Council Tax Band C. EPC TBC.

The property is situated a short walk from the centre of this self-contained North Cornish rural village supporting a useful range of local amenities including places of worship, Co-op store, local butchers, takeaways, primary school and popular local inns, etc. The popular coastal town of Bude is some 5 miles lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The town itself supports a comprehensive range of shopping, schooling and recreational facilities together with its 18-hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy is some 10 miles inland whilst 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.

Entrance Hall - 4'7" x 5'2" (1.4m x 1.57m)

Living Room - 15'11" x 11'9" (4.85m x 3.58m)

Dining Room - 9'9" x 11'10" (2.97m x 3.6m)

Kitchen - 11'7" x 12'1" (3.53m x 3.68m)

Utility Room - 5'2" x 6'11" (1.57m x 2.1m)

WC - 4'2" x 6'9" (1.27m x 2.06m)

Garage - 18'11" x 11'3" (5.77m x 3.43m)

First Floor Landing - 9'11" x 6'3" (3.02m x 1.9m)

Bedroom 1 - 9'11" x 12'1" (3.02m x 3.68m)

Bedroom 2 - 9'11" x 11'10" (3.02m x 3.6m)

Bathroom - 5'8" x 8'7" (1.73m x 2.62m)

Bedroom 3 - 10'5" x 8'9" (3.18m x 2.67m)

Outside - Externally, the property enjoys a generous frontage with ample off-road parking and access to the detached garage. To the rear is an impressive enclosed garden, extending to approximately 125ft in length, laid mainly to lawn and bordered by established boundaries. The garden provides a superb space for families, keen gardeners or those seeking a larger outside area, with the added benefit of a greenhouse and useful outbuildings.

EPC - Rating TBC

Council Tax - Band C

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 drainage, electric and water. Oil fired central heating.



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.

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.

EPC; TBC



Directions

From Bude town centre proceed out of town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village centre whereupon Hawthornes will be found on the left hand side with a Bond Oxborough Phillips board clearly displayed.