Bond Oxborough Phillips

Changing Lifestyles

3 Chapel Street
Grimscott
Bude
Cornwall
EX23 9LR

Asking Price: £240,000

Freehold







01288 355 066
bude@boppproperty.com

3 Chapel Street, Grimscott, Bude, Cornwall, EX23 9LR

- Three Bedroom End of Terrace Home
- Character Features Throughout
- Spacious Living Room
- Kitchen/Dining Room
- Useful Utility Area
- Ground Floor Shower Room
- Principal Bedroom with En-Suite
- Separate Family Bathroom
- Generous Enclosed Rear Garden
- Large Decked Seating Area
- Village Location
- Viewing Recommended











Changing Lifestyles

01288 355 066
bude@boppproperty.com

3 Chapel Street, Grimscott, Bude, Cornwall, EX23 9LR

Changing Lifestyles

An opportunity to acquire this three bedroom end of terrace home, situated within the village of Grimscott and offering well-proportioned accommodation arranged over two floors, together with a generous rear garden.

The ground floor comprises a comfortable living room with exposed ceiling beams and feature fireplace, alongside a good sized kitchen/dining room fitted with a range of units and providing ample space for a dining table. There is also a useful utility area and ground floor shower room.

On the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom. The accommodation has plenty of character throughout, including exposed timbers, timber flooring and cottage-style detailing.

Outside, the property enjoys a particularly generous enclosed rear garden, predominantly laid to lawn with mature boundaries and a substantial decked seating area, providing an excellent space for outdoor dining and entertaining. Overall, 3 Chapel Street offers versatile accommodation with a good amount of outside space in a popular village setting.

Nestled within the picturesque landscapes of North Cornwall, the hamlet of Grimscott is surrounded by rolling fields, lush woodland, and unspoiled countryside, making it the perfect retreat for those seeking peace and seclusion. With a handful of traditional cottages, historic farmhouses, and quiet lanes, Grimscott retains a warm, close-knit community feel, ideal for anyone looking to embrace a quieter pace of life. The popular seaside town of Bude is just a 10-minute drive away, offering a range of amenities, boutique shops, eateries, and scenic beach walks. Bude's location also provides excellent access to the South West Coast Path, where walkers can explore miles of breathtaking coastal scenery. The bustling market town of Holsworthy is some 7 miles and the port and market town of Bideford is some 22 miles in a north easterly direction providing convenient access to the A39 north Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Kitchen/Dining Room - 10'1" x 15' (3.07m x 4.57m)

Utility - 10'5" x 7'2" (3.18m x 2.18m)

Shower Room - 5'9" x 4'5" (1.75m x 1.35m)

Living Room - 17'3" x 12'6" (5.26m x 3.8m)

First Floor Landing

Bedroom 1 - 10'4" x 10'3" (3.15m x 3.12m)

Ensuite - 7'4" x 3'9" (2.24m x 1.14m)

Bedroom 2 - 11'2" x 10' (3.4m x 3.05m)

Bedroom 3 - 12'1" x 7'7" (3.68m x 2.3m)

Bathroom - 7'3" x 7'6" (2.2m x 2.29m)

Outside - To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn and bordered by mature trees, hedging and timber fencing. A substantial decked seating area offers an ideal space for outdoor dining and entertaining, while a timber garden shed provides useful storage. A gated side access leads through to the garden.

Services - Mains electric, water and drainage. LPG Gas bottle central heating.

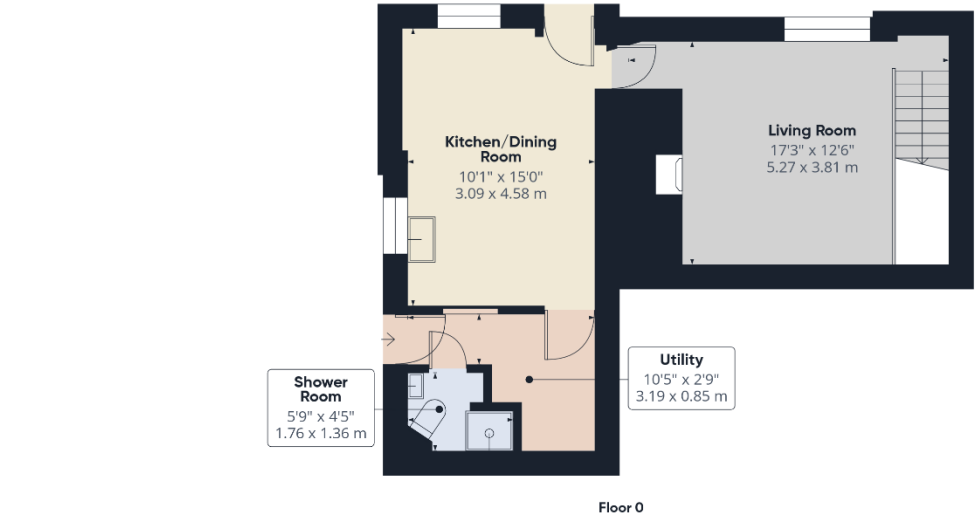
EPC - Rating F.

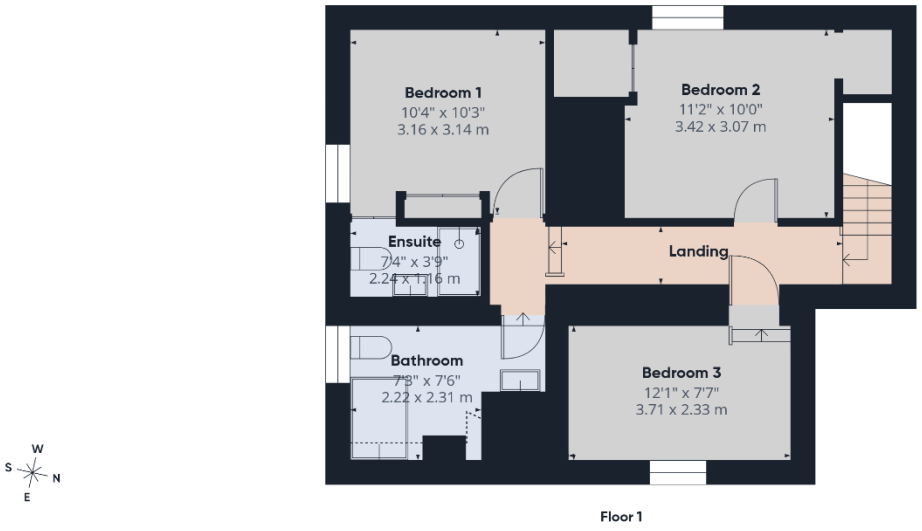
Council Tax - Band C.

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.

01288 355 066
bude@boppproperty.com

3 Chapel Street, Grimscott, Bude, Cornwall, EX23 9LR





Approximate total area(1)

917 ft²

85.1 m²

Reduced headroom

9 ft²

0.8 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.

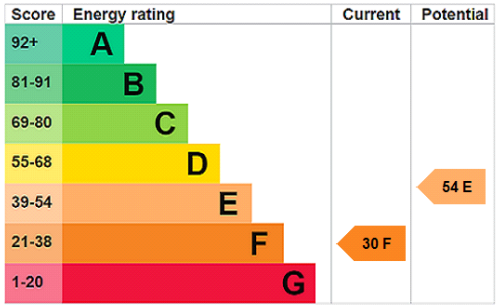
GIRAFFE360

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.



Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. After approximately ¼ mile take the right hand turn onto the A307 towards Holsworthy, continue for approximately 3 miles and upon reaching Red Post turn left signposted Kilkhampton. Continue for approximately 2 miles into Grimscott and 3 Chapel Street will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.