

12 Lower Village Kilkhampton Bude Cornwall EX23 9QN

Asking Price: £235,000 Freehold







Changing Lifestyles



• 3 BEDROOM

- VERSATILE ACCOMMODATION
- CONSERVATORY
- CHARACTER COTTAGE
- VILLAGE LOCATION
- WALKING DISTANCE OF LOCAL AMENITIES & PRIMARY SCHOOL
- OFF ROAD PARKING SPACE
- NO ONWARD CHAIN
- EPC: E
- COUNCIL TAX BAND: B











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An opportunity to acquire this charming 3 bedroom Covered Entrance end terraced cottage in the heart of this self contained village within walking distance of all local amenities and the primary school. The property Living Room - $13'2'' \times 10'10'' (4.01m \times 3.3m)$ offers versatile accommodation alazed windows benefitting from double complemented by a wealth of character features. **Enclosed courtvard gardens to rear with pedestrian** Ample space for dining table and chairs with window to rear path leading to allocated off road parking space located at the rear of the residence. EPC Rating E. Council Tax Band B.

The property is situated a short walk from the centre supporting a useful range of local amenities including places of worship, village stores, post office, local butchers, 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 Bedroom 1 - $10'6'' \times 9'6'' (3.2m \times 2.9m)$ 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 Bedroom 3 - $65" \times 62" (1.96m \times 1.88m)$ direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

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Entrance Hall - Staircase leading to first floor landing.

throughout Feature fireplace housing log burner. Window to front elevation.

Dining Room - 14'11" x 6' (4.55m x 1.83m)

elevation. Built in under stair storage cupboard. Built in store Council Tax - Band B cupboard.

Kitchen - 11' x 7' (3.35m x 2.13m)

Base and wall mounted units with work surfaces over incorporating stainless steel sink, fitted extractor, space and plumbing for washing machine, space for under counter of this self-contained North Cornish rural village fridge and freezer. Window to rear elevation. Door to Conservatory

> Conservatory - 6'10" x 6'8" (2.08m x 2.03m) Double glazed windows and door to rear gardens.

First Floor Landing - Large built in airing cupboard housing hot water cylinder.

Double bedroom with built in wardrobe and window to front elevation.

Bedroom 2 - 12'4" x 7'9" (3.76m x 2.36m) Double bedroom with dual aspect windows to side and rear elevation.

Window to front elevation.

Bathroom - 7'6" x 6'5" (2.29m x 1.96m) Enclosed panel bath with electric shower over, low flush WC,

pedestal wash hand basin, heated towel rail and opaque double glazed window to side elevation.

Outside - Pedestrian gate to the side of the property leads to an enclosed low maintenance rear garden with raised garden beds housing a variety of flowers and mature shrubs. Pedestrian gate leads to an off road parking area with an allocated parking space for the property.

Services - Mains electric, water and drainage.

EPC - Rating E

Virgin

Mobile Coverage		Broadband	
EE		Basic	17 Mbps
Vodafone	•	Superfast	80 Mbps
Three	•		
O2	٠		
Satellite / Fibr	e TV Availability		
BT	~		
Sky	~		







Directions

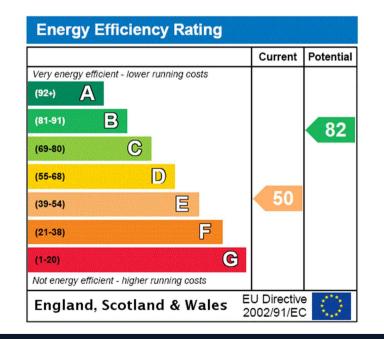
From Bude town centre proceed out of town towards Stratton. Upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village centre whereupon 10 Lower Village will be found on the left hand side with a Bond Oxborough Phillips For Sale board clearly displayed.

Have a property to sell or let?

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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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