



Bond
Oxborough
Phillips

Changing Lifestyles

12 Lower Village
Kilkhampton
Bude
Cornwall
EX23 9QN

Asking Price: £235,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

12 Lower Village, Kilkhampton, Bude, Cornwall, EX23 9QN



- 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 end terraced cottage in the heart of this self contained village within walking distance of all local amenities and the primary school. The property offers versatile accommodation throughout benefitting from double glazed windows complemented by a wealth of character features. Enclosed courtyard gardens to rear with pedestrian 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 of this self-contained North Cornish rural village 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 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.

Covered Entrance

Entrance Hall - Staircase leading to first floor landing.

Living Room - 13'2" x 10'10" (4.01m x 3.3m)
Feature fireplace housing log burner. Window to front elevation.

Dining Room - 14'11" x 6' (4.55m x 1.83m)
Ample space for dining table and chairs with window to rear elevation. Built in under stair storage cupboard. Built in store 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 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.

Bedroom 1 - 10'6" x 9'6" (3.2m x 2.9m)
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.

Bedroom 3 - 6'5" x 6'2" (1.96m x 1.88m)
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

Council Tax - Band B

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Superfast

17 Mbps
80 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



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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 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.

