



Bond
Oxborough
Phillips

Changing Lifestyles

Kimberley House
Silverton Road
Bude
Cornwall
EX23 8EY

Asking Price: £600,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Kimberley House, Silverton Road, Bude, Cornwall, EX23 8EY

- 3 BEDROOM
- DETACHED HOUSE
- IMMACULATLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- WALKING DISTANCE OF LOCAL AMENITIES, SCHOOLS AND BEACHES
- ENTRANCE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- DETACHED GYM/OFFICE WITH STORE
- LARGE ENCLOSED REAR GARDEN
- EPC: D
- COUNCIL TAX BAND: E



An opportunity to acquire this immaculately presented 3 bedroom detached period property in this very sought after residential location being within walking distance to local beaches and amenities. The property offers spacious and versatile accommodation throughout complemented by double glazed windows and gas fired central heating. Generous landscaped rear gardens with detached studio/hobbies room. Extensive entrance driveway providing ample off road parking and front garden area.



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Silverton 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 breathtaking 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 northeasterly 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.



Property Description

Entrance Porch - 6' x 4'1" (1.83m x 1.24m)

Entrance Hall - Original tiled flooring. Staircase leading to first floor landing. Door to WC.

Living Room - 13'3" x 12'3" (4.04m x 3.73m)

Feature brick fireplace with slate hearth. Double glazed sash windows to front elevation.

Kitchen/Dining Room - 27'4" x 12'2" (8.33m x 3.7m)

An impressive dual aspect room with superb fitted kitchen comprising an extensive range of base and wall mounted units including a large island unit with composite work surfaces over, inset twin belfast sink with modern mixer tap and built in pantry cupboard. Integrated appliances include 4 ring AEG induction hob with built in extractor fan, high level Neff double oven, Bosch dishwasher, built in fridge freezer and separate under counter freezer built into the island unit. Space and plumbing for washing machine. Large double glazed sliding door leading to the enclosed rear gardens. Ample space for large dining table and chairs with bay window to front elevation.

WC - 5'10" x 2'5" (1.78m x 0.74m)

Low flush WC, corner wash hand basin with opaque glazed window to side.

First Floor Landing - Feature ornate glazed window to side elevation. Built in airing cupboard housing wall mounted gas fired combi boiler.

Bedroom 1 - 13'4" x 11'4" (4.06m x 3.45m)

Double bedroom with double glazed sash bay windows to front elevation. Leads to large walk in wardrobe.

Walk in Wardrobe - 8'10" x 5' (2.7m x 1.52m)

Formerly bedroom 4. Double glazed sash window to front elevation.

Bedroom 2 - 13'2" x 11'11" (4.01m x 3.63m)

Double bedroom with double glazed sash windows to front elevation.

Bedroom 3 - 11'4" x 8'10" (3.45m x 2.7m)

Double bedroom with window to rear elevation.

Family Bathroom - 12'4" x 7'1" (3.76m x 2.16m)

An impressive fitted suite comprising a large walk in shower enclosure with mains fed drench shower over, panel bath with central mixer taps, low flush WC, wash hand basin, heated towel rail and opaque double glazed sash windows to rear elevation.

Outside - The residence is approached via a large entrance driveway providing extensive off road parking with an adjoining front garden laid principally to lawn with a variety of shrubs and trees planted. A 5 bar wooden gate leads to the generous enclosed rear gardens with a useful detached outbuilding offering a gym/office with attached shed/store with power and light connected. The gardens are mainly laid to lawn with a cornucopia of mature plants and shrubs and a pleasant pond area. Adjoining the rear of the residence is an extensive brick paved patio area with an outside mains fed hot/cold shower perfect for when returning from the beach.

Gym/Office - 14'7" x 10'1" (4.45m x 3.07m)

Power and light connected. Large double glazed sliding door.

Shed/Store - 10'1" x 5'1" (3.07m x 1.55m)

Twin entrance doors. Power and light connected.

Services - Mains gas, electric, water and drainage.

Council Tax - Band E

EPC - Rating D

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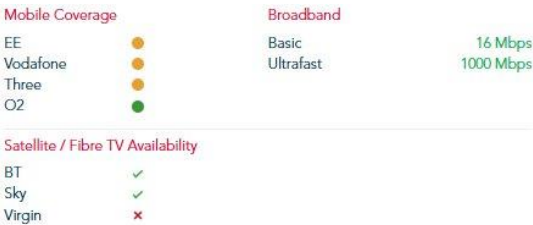
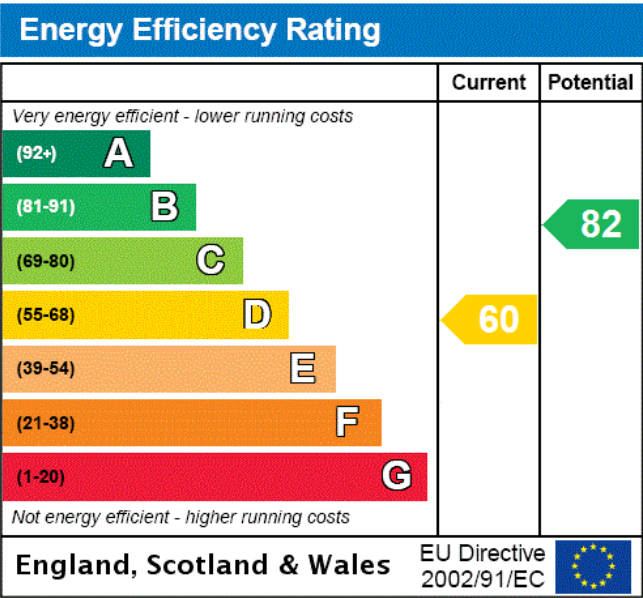
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Kimberley House, Silvertown Road, Bude, Cornwall, EX23 8EY



Directions

From Bude town centre proceed out of town along The Strand and at the mini roundabout turn left. Proceed along this road and take the second turning on the left into Valley Road and then left into Silvertown Road whereupon the entrance to the property will be found on the right hand side.

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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