

3 Southcott Meadows Jacobstow Bude Cornwall EX23 ONG

# Asking Price: £399,950 Freehold







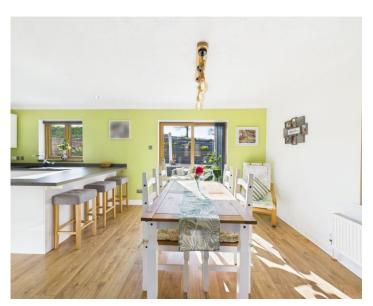


- SUPERBLY PRESENTED
- 3 BEDROOM
- DETACHED BUNGALOW
- DETACHED GARAGE
- LANDSCAPED LOW MAINTENACE

## GARDENS

- ENJOYING PLEASANT VILLAGE
- LOCATION
- DRIVEWAY PARKING
- UPVC DOUBLE GLAZING

### THROUGHOUT



A fantastic opportunity to acquire this superbly presented 3 bedroom detached bungalow with detached garage situated in the picturesque village and sought after culde-sac in Jacobstow. The residence of comprises open plan an living/kitchen/dining room, WC, 3 bedrooms, bathroom and landscaped gardens with garden room. Upvc double glazed windows complemented by oil fired central heating throughout. Viewings are highly recommend to appreciate this stunning home. rating C. Council tax band D.







## Changing Lifestyles

The property enjoys a superb location within the **Bedroom 1** -  $12'11'' \times 9'8'' (3.94m \times 2.95m)$ tranquil North Cornish village of Jacobstow Double bedroom with built in wardrobes. Window to front supporting a Primary School and place of worship. The self-contained village of Wainhouse Corner is  $\,$  Bedroom 2 - 11' x  $\,9'8"\,(3.35m$  x 2.95m)approximately ½ mile away and offers further village Double bedroom with window to rear elevation. amenities including Garage, General Store, Post Office and Public House etc. The rugged North Cornish coastline lies approximately 2½ miles away and is famed for its many nearby areas of  $\pmb{Bathroom}$  - 57''  $\times$  6'7'' (1.7m  $\times$  2m)outstanding natural beauty and popular bathing leisure activities together with many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 8 miles distant supporting a comprehensive range of shopping, schooling and recreational facilities.

Entrance Hall - Built in storage cupboard with space and plumbing for washing machine. Loft access.

**WC** - 4'3" x 3'8" (1.3m x 1.12m)

Comprising of a low level WC, vanity unit with integrated wash hand basin. Frosted window to front elevation.

**Living Room** - 15'10" x 12'3" (4.83m x 3.73m) Light and airy reception room with feature wood burning stove. Windows to side and front elevations. Opening to:

**Kitchen/Dining Room** - 11' x 21'8" (3.35m x 6.6m) A range of modern wall and base mounted units with work surfaces over incorporating composite 1 1/2 sink/ drainer unit with modern mixer tap. Built in 4 Ring ceramic hob with extractor hood over and electric 'Hoover' oven. Integrated dishwasher and space for American style fridge/freezer. Breakfast bar and ample space for dining table and chairs. Dual aspect with window to rear and side elevations and EPC - Rating C. sliding doors leading to the enclosed garden.

elevation.

**Study/Bedroom 3** - 9'3" x 9'6" (2.82m x 2.9m) Window to front elevation.

A modern suite comprising an enclosed panel bath with mains fed drench shower over, low level WC and vanity unit beaches, providing a whole host of watersports and incorporating hand wash basin. Heated towel rail. Wall mounted 'Goodhome' electric heater. Frosted window to rear

**Garage** - 18'7" x 9'1" (5.66m x 2.77m)

Electric up and over entrance door with pedestrian door to the side elevation. Power and light connected.

Outside - To the front the property is a tarmac driveway providing off road parking and access to the garage with an adjoining front garden area principally laid to lawn. Pedestrian gates to the sides of the property lead to the enclosed rear garden, to the right hand side of the residence is a gravelled area with a timber framed shed and pedestrian side access to the garden room. The rear garden has been designed with low maintenance in mind comprising of patio, aravel and artificial grass area.

**Garden Room** - 13'10" x 8'6" (4.22m x 2.6m)

Useful and versatile space with feature fireplace/cooking space with fitted extractor hood over, perfect for a gas cooker. Sash window and french doors overlooking the landscaped gardens.

**Services** - Mains water, electricity and drainage. Oil fired central heating.

Council Tax - Band D.









#### **Directions**

From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill, opposite Bude Service Station. upon reaching the A39 take the right hand turning signposted Camelford and continue for approximately 5 or 6 miles passing through Poundstock and Treskinnick Cross. Just after passing a set S-bends take the left hand turning signposted Jacobstow. Continue into the village passing the church on the left whereupon Southcott Meadows will be found part way up the hill on the right hand side.

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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.

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