



Bond
Oxborough
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Changing Lifestyles

3 Southcott Meadows
Jacobstow
Bude
Cornwall
EX23 0NG

Asking Price: £399,950

Freehold



Changing Lifestyles

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3 Southcott Meadows, Jacobstow, Bude, Cornwall, EX23 0NG



- SUPERBLY PRESENTED
- 3 BEDROOM
- DETACHED BUNGALOW
- DETACHED GARAGE
- LANDSCAPED LOW MAINTENANCE 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 cul-de-sac in Jacobstow. The residence comprises of an open plan 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. EPC rating C. Council tax band D.



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The property enjoys a superb location within the tranquil North Cornish village of Jacobstow supporting a Primary School and place of worship. The self-contained village of Wainhouse Corner is approximately ½ mile away and offers further village 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 outstanding natural beauty and popular bathing beaches, providing a whole host of watersports and 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 sliding doors leading to the enclosed garden.

Bedroom 1 - 12'11" x 9'8" (3.94m x 2.95m)

Double bedroom with built in wardrobes. Window to front elevation.

Bedroom 2 - 11' x 9'8" (3.35m x 2.95m)

Double bedroom with window to rear elevation.

Study/Bedroom 3 - 9'3" x 9'6" (2.82m x 2.9m)

Window to front elevation.

Bathroom - 5'7" x 6'7" (1.7m x 2m)

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

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, gravel 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.

EPC - Rating C.

Council Tax - Band D.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.