



Bond
Oxborough
Phillips

Changing Lifestyles

1 Tracindon Pines
Kings Hill
Bude
Cornwall
EX23 8QL

Asking Price: £450,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

1 Tracindon Pines, Kings Hill, Bude, Cornwall, EX23 8QL



- NO ONWARD CHAIN
- 4 BEDROOM
- DETACHED HOUSE
- OPEN PLAN LIVING/KITCHEN/DINING
- LOW MAINTENANCE FRONT AND REAR GARDENS
- TUCKED AWAY POSITION ON KINGS HILL
- AMPLE PARKING
- UNDERFLOOR HEATING ON GROUND FLOOR
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: C
- COUNCIL TAX BAND: E



An opportunity to acquire this well presented 4 bedroom detached house situated in this tucked away position on the popular Kings Hill within a short walking distance to local amenities, canal and popular surfing beaches. This spacious family home offers: entrance hall, large open plan living/dining room, modern fitted kitchen with integrated appliances, utility room, 2 downstairs double bedrooms, first floor landing, 2 good sized bedrooms and a modern shower room. Ample off road parking with low maintenance front and rear gardens. Available with no onward chain. Virtual tours also available upon request.



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The property enjoys a convenient situation lying approximately a 20 minute walk from the beach and the centre of 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. Bude itself lies amidst the rugged North Cornish Coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.



Property Description

Entrance Hall - 6'10" x 5'6" (2.08m x 1.68m)

Double doors to:

Open Plan Lounge/Kitchen/Diner - 25'11" x 18'2" (7.9m x 5.54m)

A light and airy dual aspect reception room serving as the main focal point for the residence with double glazed French doors leading to the rear gardens. Ample space for dining table and chairs. Fitted kitchen comprising a range of base and wall mounted units incorporating stainless steel sink drainer unit with mixer tap, built in 5 ring gas hob, high level double oven, integrated fridge freezer and 'Bosch' dishwasher. Leads to Utility Area. Staircase leading to first floor.

Utility Room - 10'11" x 4'6" (3.33m x 1.37m)

Base mounted units with work surface over, space and plumbing for washing machine and space for tumble dryer. Wall mounted 'Alpha' gas combi boiler. Door to side elevation.

Bedroom 3 - 13'7" x 11'10" (4.14m x 3.6m)

Large double bedroom with built in wardrobes and double glazed sliding doors leading to the rear gardens. Door to:

WC - 8'9" x 2'8" (2.67m x 0.81m)

Low flush WC, wash hand basin. Frosted double glazed window to side.

Bedroom 4 - 11'11" x 11'7" (3.63m x 3.53m)

Double bedroom with built in wardrobes and double glazed sliding door to rear elevation.

Bathroom - 7'8" x 6' (2.34m x 1.83m)

Panel bath with mixer taps and shower attachment, low flush WC, pedestal wash hand basin and frosted double glazed window to side elevation. Built in airing cupboard.

First Floor Landing - Large landing area with useful built in under eaves storage cupboards and fitted Velux skylight.

Bedroom 1 - 14'7" x 13'4" (4.45m x 4.06m)

Generous dual aspect double bedroom with built in under eaves storage cupboards/wardrobes and fitted Velux skylight.

Bedroom 2 - 13'7" x 12'7" (4.14m x 3.84m)

Generous dual aspect double bedroom with built in under eaves storage cupboards/wardrobes. Window to front elevation enjoying pleasant views across to Upton and fitted Velux skylight.

Shower Room - 12'2" x 6'5" (3.7m x 1.96m)

Enclosed shower cubicle with mains fed shower, low flush WC, pedestal wash hand basin, heated towel rail and fitted Velux skylights.

Outside - The property is approached via a shared entrance driveway with a gravelled area to the right hand side of the drive providing an additional off road parking area for the residence with another space located alongside the house. A pedestrian archway leads to the front garden area with a lawn area and steps to a raised patio area adjoining the property providing a sunny aspect and an ideal spot for al fresco dining. Pedestrian access to the side of the property leads to a low maintenance rear garden with a further terraced patio area and variety of flowerbeds and mature shrubs.

Services - Mains gas central heating with underfloor heating downstairs, electric, water and drainage.

EPC - Rating C

Council Tax - Band E

Mobile Coverage		Broadband	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	69 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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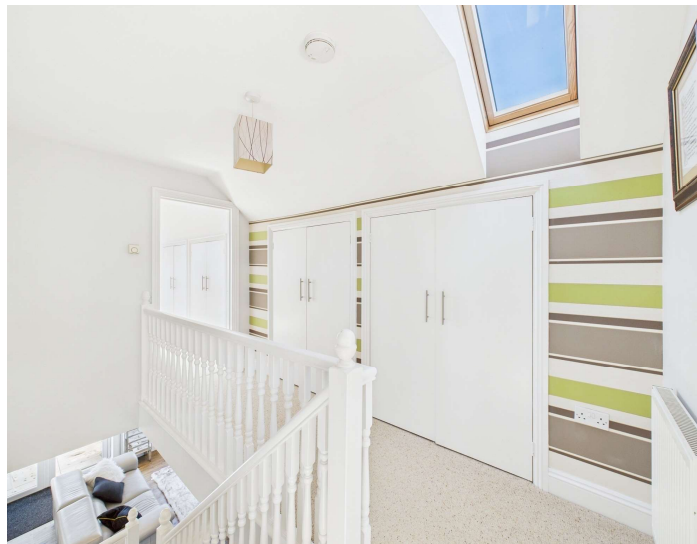
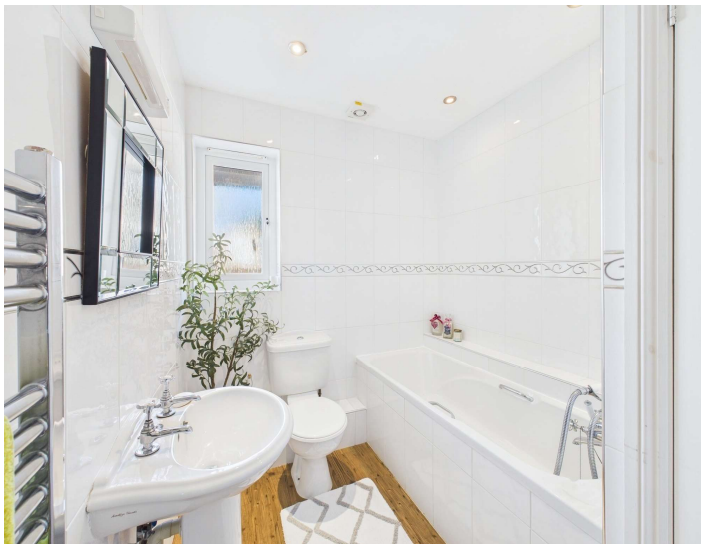
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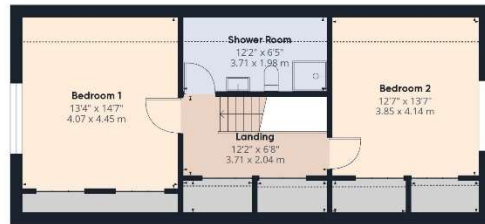
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Approximate total area¹⁾
 1576.55 ft²
 146.47 m²

Reduced headroom
 125.71 ft²
 11.68 m²

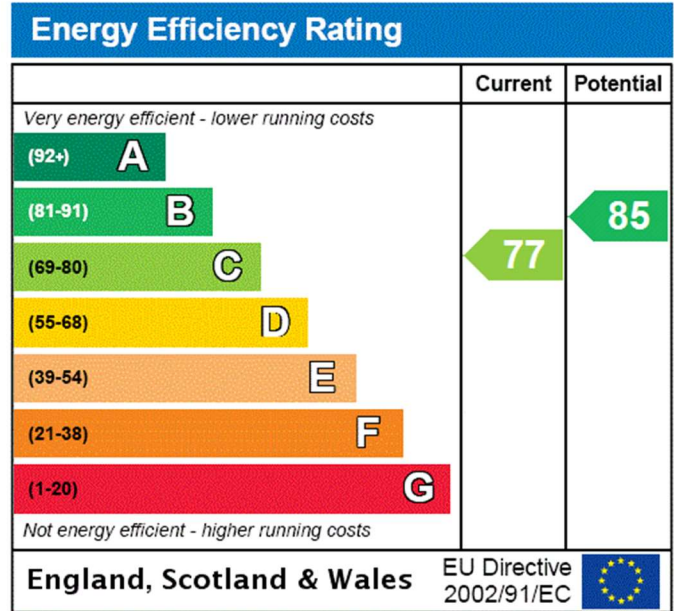
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Heading out of Bude along The Strand continue to the mini roundabout, turning left along Bencoolen Road and turn right into Kings Hill opposite the petrol station, follow the road up the hill whereupon the driveway to number Tracindon Pines will be found on your left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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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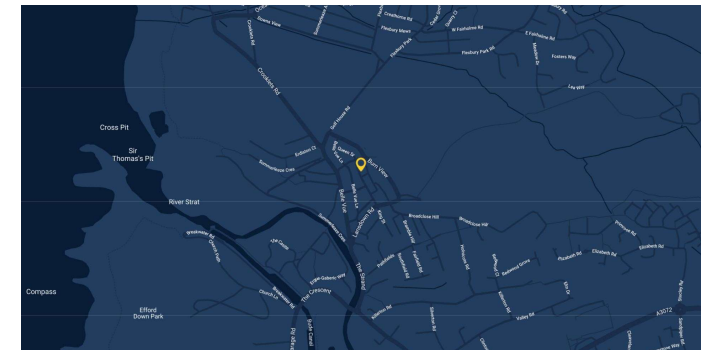
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