



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Coast View  
Shop  
Morwenstow  
Bude  
Cornwall  
EX23 9SG

**Asking Price: £375,000 Freehold**



**Changing Lifestyles**

**01288 355 066**  
**[bude@bopproperty.com](mailto:bude@bopproperty.com)**



- 3 BEDROOMS
- DETACHED BUNGALOW
- SUPERB FAR REACHING COUNTRYSIDE AND COASTAL VIEWS
- DOUBLE GARAGE
- REAR GARDENS
- TERRACED DECKING AREA
- NORTH CORNISH HAMLET
- EPC: C
- COUNCIL TAX BAND: A



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)

**Enjoying an elevated position with superb far reaching rural and coastal views, a 3 bedroom detached bungalow with double garage in a peaceful rural hamlet lying close to the North Cornish coastline. Pleasant open plan living accommodation with double glazed windows throughout and electric heating. Ample off road parking area and access to the garage with rear gardens and raised decking area enjoying pleasant views. Council Tax Band A. EPC Rating C.**

The residence is situated on the edge of this small village with its own highly regarded primary school and community hall. The Devon/Cornwall border is within approximately 2 miles and some of North Devon and North Cornwall's most outstanding unspoilt coastline is within easy access, much now within the control of the National Trust. Local beauty spots include Duck Pool, Stansbury Mouth, Marsland Mouth, Welcombe Mouth, Speke's Mill Mouth etc. The A39 Bude/Bideford road is approximately 2 miles distant providing easy access via the North Devon link road to the M5 motorway network beyond. The busy self-contained village of Kilkhampton is some 5 miles and the North Cornish coastal resort of Bude with its safe sandy surfing beaches is some 10 miles. The port and market town of Bideford is some 20 miles whilst the regional North Devon centre of Barnstaple with its first class shopping centre is some 30 miles.

## Entrance Hall

### Kitchen Dining Area - 18'2" x 10'6" (5.54m x 3.2m)

Fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit with mixer taps, built in 4 ring gas hob and oven, space and plumbing for washing machine, space for under counter fridge. Ample space for dining table. Window to side elevation. Double glazed French doors to the rear elevation and adjoining decking balcony area enjoying superb far reaching countryside and coastal views.

### Living Room - 15'7" x 13'10" (4.75m x 4.22m)

Light and airy dual aspect reception room with window to rear elevation enjoying superb far reaching coastal and countryside views. Double glazed French doors to adjoining decked balcony area.

### Bedroom 1 - 13'4" x 9'3" (4.06m x 2.82m)

Double bedroom with window to front elevation.

### Bedroom 2 - 11'7" x 10'3" (3.53m x 3.12m)

Double bedroom with window to side elevation.

### Bedroom 3 - 9'2" x 7'11" (2.8m x 2.41m)

Window to front elevation.

### Family Bathroom - 9'3" x 8'7" (2.82m x 2.62m)

Panel bath with mixer taps, enclosed shower cubicle with electric shower over, pedestal wash hand basin, low flush WC and heated towel rail. Frosted window to side elevation.

**Outside** - The property is accessed over a gravel driveway area providing ample off road parking and access to the double garage. Pedestrian access to both sides of the residence leads to the rear gardens which are laid to lawn with a terraced decking area adjoining the rear of the bungalow providing a spectacular spot for al fresco dining enjoying superb far reaching views of the North Cornish Coastline and the countryside with Rough Tor visible on a clear day.

### Double Garage - 21'1" x 19'1" (6.43m x 5.82m)

Twin metal garage doors. Power and light connected.

**Services** - Mains electric, water and drainage.

**Council Tax** - Band A

**EPC** - Rating C

#### Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

#### Broadband

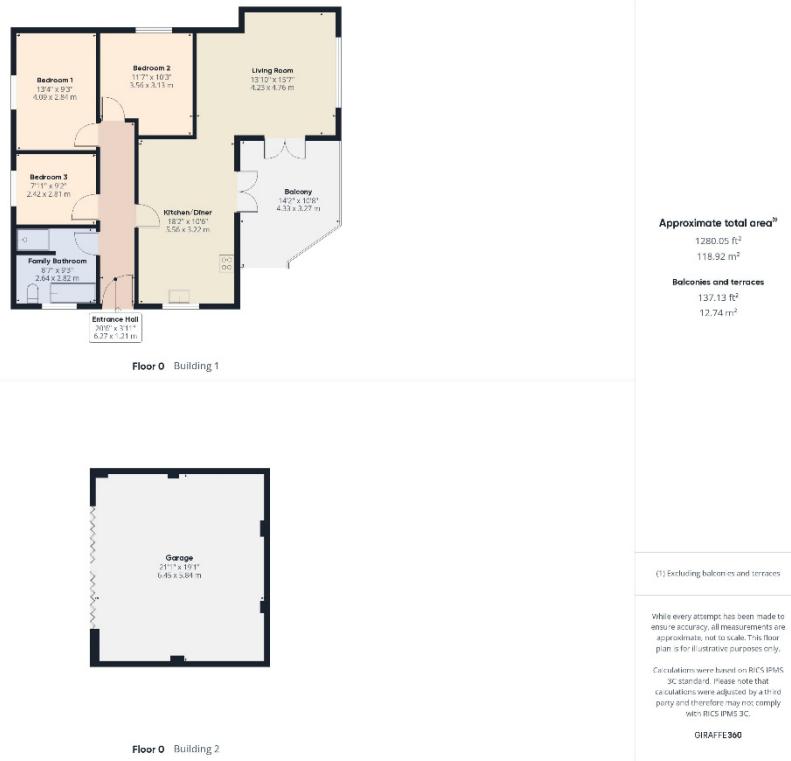
Basic	19 Mbps
Superfast	80 Mbps

#### Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

# Changing Lifestyles





## Directions

From Bude proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 8.5 miles passing through Kilkhampton and turn left signposted CSOS/Morwenstow at Crimp. Proceed for approximately 2 miles into the village whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

## 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 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
<b>Very energy efficient - lower running costs</b>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	