



Lynhay
3 Priestacott Park
Kilkhampton
Bude
Cornwall
EX23 9TH

Asking Price: £300,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Lynhay, 3 Priestacott Park, Kilkhampton, Bude, Cornwall, EX23 9TH



- 2 BEDROOM
- DETACHED BUNGALOW
- VILLAGE LOCATION
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GARAGE
- EPC - E
- COUNCIL TAX - C



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Enjoying a most pleasant location situated within a level walk of the popular village of Kilkhampton, we are proud to present this 2 bedroom detached bungalow with garden, garage and off street parking. The residence briefly comprises and lounge/diner, kitchen, 2 bedrooms and bathroom. Viewings highly recommend. EPC Rating – E Council Tax Band –C.

The property is situated in this small residential development on the outskirts of Kilkhampton which supports a range of local village amenities, including Village Stores, Post Office, Primary School, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles distant which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 24 miles in a north easterly direction providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway

Entrance Hall - 11' x 4'10" (3.35m x 1.47m)

Doors to lounge/diner, kitchen, bedrooms and bathroom. Two storage cupboards one housing an immersion tank. Window to the front elevation.

Lounge/Diner - 15'7" x 14'11" (4.75m x 4.55m)

Window to the front elevation and patio doors to the rear elevation overlooking the garden. Electric fire with stone surround.

Kitchen - 10'3" x 8'2" (3.12m x 2.5m)

A range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drain unit with mixer tap. Space for freestanding cooker and under counter fridge. Window and door to the rear elevation.

Bedroom 1 - 10'8" x 9'4" (3.25m x 2.84m)

Window to rear elevation overlooking the garden.

Bedroom 2 - 10'8" x 5'9" (3.25m x 1.75m)

Window to front elevation.

Bathroom - 6'9" x 5'5" (2.06m x 1.65m)

Comprising an enclosed panel bath with electric shower over, vanity unit with low level WC and hand wash basin over. Aqua boarding throughout. Chrome heated towel rail. Frosted window to the rear elevation.

Garage - 16'7" x 9'11" (5.05m x 3.02m)

Electric up and over garage door. Electric fuse board. Pedestrian door to the rear.

Outside - The front of the property offers off road parking, access to the garage and pedestrian access to the rear garden. The rear garden benefits from a south facing aspect and is mainly laid to lawn with mature flower beds bordering and large patio perfect for al fresco dining. Space for timber shed and green house. Pedestrian door into garage.

Services - Mains electric, water and drainage. Electric heating. The property benefits from Solar panels and further information can be supplied upon request.

EPC Rating - E

Council Tax Band - C



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Directions

From Bude town centre proceed out of town towards Stratton, upon reaching the A39 turn left signposted Bideford, and proceed for approximately 4 miles to the village. Upon entering the village take the left hand turning into Priestacott Park after a short distance take a further left turn whereupon No.3 will be found with a Bond Oxborough Phillips for sale board 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.

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