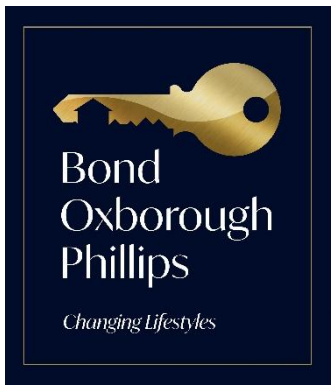




Lynhay
3 Priestacott Park
Kilkhampton
Bude
Cornwall
EX23 9TH

Asking Price: £230,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.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. 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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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.



Auctioneer Comments

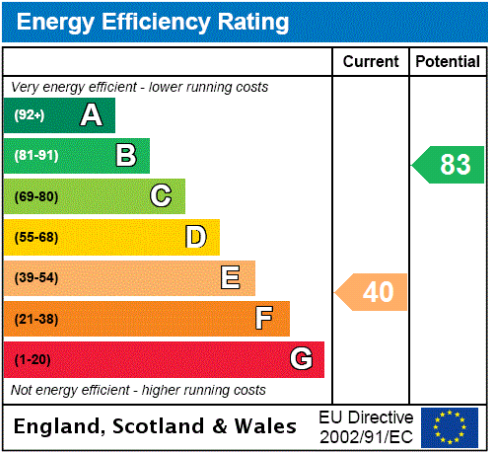
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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.



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