



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Browns Park  
Helebridge Road  
Marhamchurch  
Bude  
Cornwall  
EX23 0HZ

**Asking Price: £450,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**

Browns Park, Helebridge Road, Marhamchurch, Bude, Cornwall, EX23 0HZ



- 3 BEDROOM
- DETACHED BUNGALOW
- GENEROUS PLOT
- SOUGHT AFTER NORTH CORNISH VILLAGE
- ENTRANCE DRIVEWAY
- DETACHED GARAGE
- LARGE REAR GARDENS
- EPC RATING - E
- COUNCIL TAX BAND - D



**Situated in the highly sought after North Cornish Village of Marhamchurch we are delighted to present this 3 bedroom detached bungalow occupying a generous plot within walking distance of local amenities. Entrance driveway providing off road parking and access to detached garage with large rear gardens. Viewings highly recommended. EPC E. Council Tax Band D.**



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## Changing Lifestyles

The property enjoys a most pleasant location within this most attractive North Cornish village. The popular coastal resort of Bude is some 2 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

**Entrance Hall** – Doors leading to:

**Lounge** - 17' x 11'11" (5.18m x 3.63m)

This light and airy room benefits from a large bay window and further window to the front elevation. Feature stone fire place which with necessary works could be made back into a working fireplace. Sliding glass doors opening onto;

**Dining Room** - 14'3" x 11'10" (4.34m x 3.6m)

Large bay window to the front elevation. Ample space for a family dining table.

**Kitchen** - 11'11" x 8'7" (3.63m x 2.62m)

A range of base and wall units with laminate roll edge work tops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for fridge/freezer, washing machine and free standing cooking with extractor hood over. Window to the side elevation.

**Bedroom 1** - 11'11" x 12" (3.63m x 3.66m)

Window to the side elevation.

**Bedroom 2** - 11'8" x 6'10" (3.56m x 2.08m)

Window to the side elevation.

**Bedroom 3** - 11'9" x 6'11" (3.58m x 2.1m)

Window to the side elevation.

**Hallway** - Doors to bedrooms and bathroom. Airing cupboard. Stairs to loft room.

**Bathroom** - 9' x 6'10" (2.74m x 2.08m)

Comprising an enclosed panel bath with electric shower over, pedestal hand wash basin and low level WC. Frosted window to the rear elevation.

**Rear Porch** - 7'1" x 2'11" (2.16m x 0.9m)

Oil fired boiler. Window to rear elevation.

**Loft Room** - 14'1" x 12'10" (4.3m x 3.9m)

Useful built in storage cupboards and under eaves storage. With further potential subject to planning permission. Window to the front elevation.

**Garage** - 18'1" x 10'5" (5.5m x 3.18m)

Up and over garage door to the front elevation and a further window to the side elevation. Light and power connected.

**Outside** - To the front of the property is a raised garden mainly laid to lawn with mature shrubs and private driveway providing off road parking and access to detached garage. The rear garden is mainly laid to lawn with mature shrubs and trees throughout. A large patio area can be found to the side of the detached garage providing the perfect space for al fresco dining.

**Services** - Mains water, electric and drainage. Oil fired central heating.

**EPC Rating** - E

**Council Tax Band** - D



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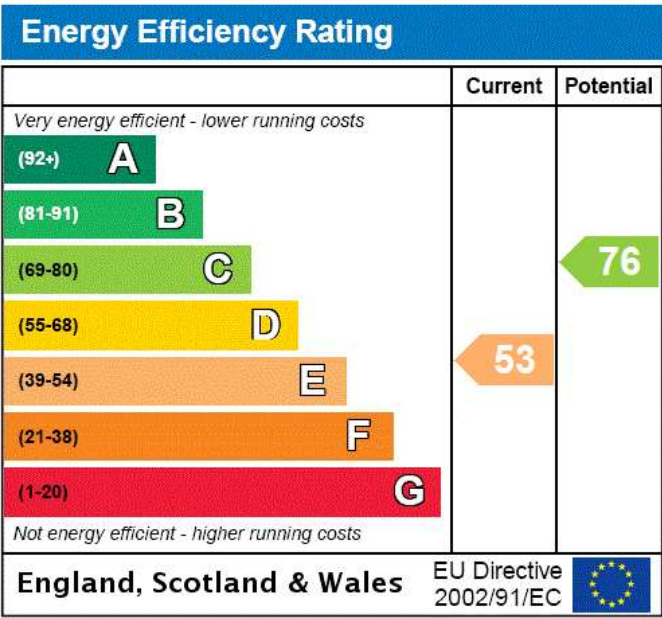


## Have a property to sell or let?

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.



## Directions

From Bude town centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Esso Filling Station. Upon reaching the A39 take the right hand turning towards Wadebridge ignoring the first turning to Marhamchurch and take the second left hand turning signposted Marhamchurch. Proceed up the hill into Marhamchurch passing St Marwenne Close on the right hand side whereupon after a short distance Browns Park will be found on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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