



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Knot House  
12 Redwood Grove  
Bude  
Cornwall  
EX23 8EB

**Asking Price: £415,000 Freehold**



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Knot House, 12 Redwood Grove, Bude, Cornwall, EX23 8EB



- IMMACULATE 2 BEDROOM PROPERTY
- LINK-DETACHED BUNGALOW
- DESIRABLE LOCATION - CLOSE TO TOWN AND BEACHES
- SOUTH FACING GARDEN
- USEFUL STORE
- DRIVEWAY PARKING
- VIEWINGS HIGHLY RECOMMENDED
- IDEAL FAMILY HOME OR INVESTMENT OPPORTUNITY
- EPC RATING: D
- COUNCIL TAX BAND: C



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**An opportunity to acquire this immaculate 2 bedroom, 1 en suite, link-detached bungalow in this sought after and convenient location being a short distance from amenities and local beaches. The property has been fully renovated throughout to a very high standard and has the advantage of gas fired central heating complemented by double glazed windows. Attractive front and rear gardens with outside seating space, entrance driveway providing off road parking and useful store room. Suitable as comfortable family home or investment property. Viewings highly recommended. EPC Rating D. Council Tax Band C.**

**Redwood Grove enjoys a convenient and central location within 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. Its three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of watersports and leisure activities together with many breath taking cliff to coastal walks etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road, which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and links to the A30 which connects in turn to the Cathedral City of Exeter with its airport, Intercity railway network and motorway links etc.**

**Entrance Porch** - 11'7" x 4'2" (3.53m x 1.27m)

**Inner Hall** - 14'10" x 3'10" (4.52m x 1.17m)

Loft access point and built in storage cupboard.

**Kitchen** - 9'9" x 9'3" (2.97m x 2.82m)

A modern fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 sink and drainer unit with mixer tap. Plumbing and recess for washing machine & dishwasher. Space for fridge/freezer. Integrated eye level oven and microwave, 4 ring hob with extractor system over. This open plan space offers a breakfast bar and plenty of natural light opening into the Sunroom.

**Sunroom** - 20'8" x 9'4" (6.3m x 2.84m)

Ample dining space enjoying south facing aspect. Door to rear garden.

**Living Room** - 11' x 16' (3.35m x 4.88m)

Feature fireplace and large window to the front elevation.

**Bedroom 1** - 12'4" x 9'10" (3.76m x 3m)

Double bedroom with large window to front elevation and door leading to;

**Ensuite** - 8'4" x 6'5" (2.54m x 1.96m)

A modern spa-feel suite comprising a large walk in shower, pedestal hand wash basin and WC. Frosted window to front elevation.

**Bedroom 2** - 9'9" x 9'9" (2.97m x 2.97m)

Double bedroom with window to rear elevation.

**Shower Room** - 4'10" x 6'11" (1.47m x 2.1m)

A fitted suite comprising an enclosed double shower cubicle, pedestal hand wash basin and WC. Window to rear elevation.

**Outside** - The property is approached via an entrance driveway providing off road parking. The front gardens are principally laid to lawn with a variety of attractive mature shrubs and plants bordering. The rear gardens are also laid to lawn with a patio area and pergola providing seating for

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an ideal spot for alfresco dining. There is pedestrian access to the side of the property.

**Store** - Useful storage space adjoining the rear of the ensuite accessed via the back of the property with power and lighting.

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



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## Directions

From Bude town centre proceed along The Strand and at the mini-roundabout take the first turning into Bencoolen Road, then take the first left hand turning into Killerton Road. At the top of Killerton Road take the left hand turning into Redwood Grove, whereupon the entrance to the property will be found a little way along on the right hand side.

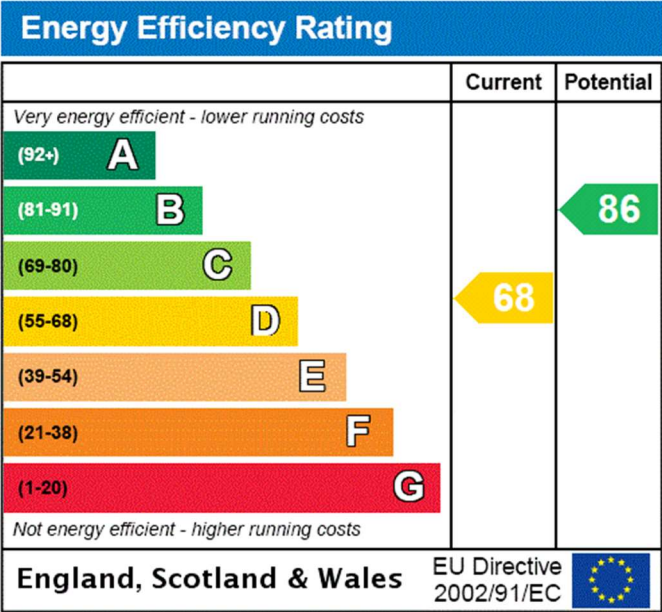
Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Superfast	51 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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