



Bond
Oxborough
Phillips

Changing Lifestyles

Crest Haven
Hobbacott Lane
Marhamchurch
Bude
Cornwall
EX23 0ES

Asking Price: £385,000 Freehold



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01288 355 066
bude@bopproperty.com

Crest Haven, Hobbacott Lane, Marhamchurch, Bude, Cornwall, EX23 0ES



- 2 BEDROOM
- DETACHED BUNGALOW
- REQUIRING MODERNISATION THROUGHOUT
- VERSATILE AND SPACIOUS ACCOMMODATION
- FRONT AND ENCLOSED REAR GARDENS
- GARAGE
- AMPLE OFF ROAD PARKING
- WALKING DISTANCE OF LOCAL VILLAGE AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN
- EPC RATING - E
- COUNCIL TAX BAND - C



The property enjoys a prime position in the heart of this most attractive and sought after self-contained village offering a convenient range of local amenities including, places of worship and popular local inn, health club and a cafe etc. The popular coastal resort of Bude is some 2 miles offering a wider and 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 water sports and leisure activities together with many cliff top coastal walks etc. The 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



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Located in a highly sought-after North Cornish village and within easy reach of the popular coastal resort of Bude, we are pleased to present this 2 bedroom detached bungalow, set on a generously sized plot and offering excellent potential for modernisation throughout. The accommodation briefly comprises a kitchen/dining room, lounge, two bedrooms, shower room, utility room, workshop/store and an attached garage. Externally, the property benefits from a driveway providing ample off-road parking and a spacious rear garden. Additional features include oil-fired central heating. Viewings highly recommended. EPC rating - E. Council tax band - C.

Entrance Hall - 16'x 2'10" (4.88m x 0.86m)

Doors to lounge, kitchen/diner, bedrooms and shower room. Loft hatch.

Lounge - 11'11" x 11'10" (3.63m x 3.6m)

This light and airy room benefits from a dual aspect with windows to the front and side elevation. Feature fire place housing an electric fire with wooden and tiled surround.

Kitchen/Diner - 13'8" x 11'11" (4.17m x 3.63m)

Comprising a range of base units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap and 4 ring gas hob. Integrated eye level oven and space for fridge/freezer. Larder cupboard and further storage cupboard housing a hot water tank. Window to the rear and side elevation. Door to rear porch.

Bedroom 1 - 11'9" x 10'1" (3.58m x 3.07m)

Large window to the front elevation. Built in wardrobes.

Bedroom 2 - 11'9" x 9'11" (3.58m x 3.02m)

Glazed door to the rear elevation.

Shower Room - 6'7" x 4'9" (2m x 1.45m)

The shower room comprises a low level WC, pedestal hand wash basin and walk-in shower with electric shower over. Frosted windows to the side and rear elevation. Extractor fan.

Rear Porch - 4'11" x 4'2" (1.5m x 1.27m)

Doors to both front and rear elevations and a further window to the side elevation. Steps leading down to the rear garden.

Garage - 17'6" x 8'11" (5.33m x 2.72m)

Up and over garage door to the front elevation. Window to the side elevation. Light and power connected.

Utility Room - 8'6" x 6'5" (2.6m x 1.96m)

Windows to the rear elevation. Space and plumbing for washing machine and tumble dryer. Storage units with stainless steel sink/drainage unit above with mixer tap. Low level WC.

Workshop/Store Room - 9' x 8'8" (2.74m x 2.64m)

Window to the side elevation. Light and power connected.

Outside - At the front of the property, two entrance driveways offer ample parking for several vehicles and lead to the attached garage. The front garden is primarily laid to lawn and framed by mature hedges. A pedestrian pathway to the left side of the property provides access to the rear garden, which is also mainly laid to lawn and enclosed by mature hedges,

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with well-established trees offering a natural and private backdrop.

Services - Mains water and electric. Private drainage and oil fired central heating. LPG Gas bottle servicing gas hob.



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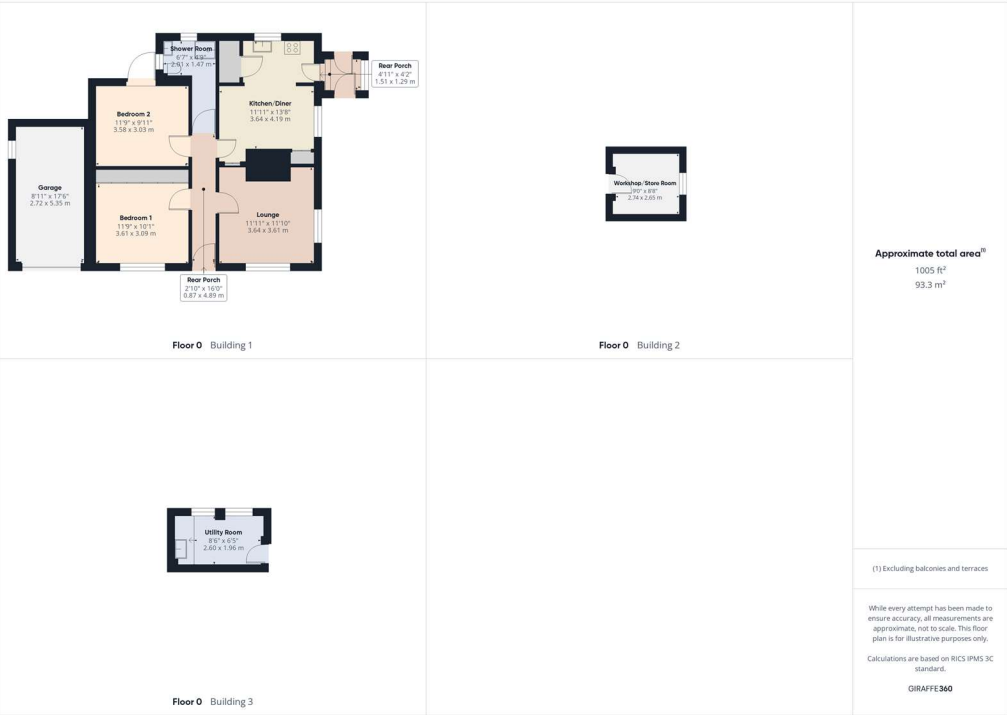
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Have a property to sell or let?

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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 Camelford and immediately left following the signs to Marhamchurch. On reaching the centre of Marhamchurch, turn left and take the next left hand turn into Hobbacott Lane. Continue along Hobbacott lane for a short distance whereupon the property will be found on the right hand side.

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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