



Bond
Oxborough
Phillips
Changing Lifestyles

104 Kings Hill
Bude
Cornwall
EX23 8QL

Asking Price: £525,000
Freehold



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01288 355 066
bude@bopproperty.com

104 Kings Hill, Bude, Cornwall, EX23 8QL



- 4 BEDROOMS (1 ENSUITE)
- DETACHED RESIDENCE
- VERSATILE AND SPACIOUS ACCOMMODATION
- SUPERBLY PRESENTED THROUGHOUT
- TWO GARAGES AND WORKSHOP AREA
- OFF ROAD PARKING AREA
- GENEROUS ENCLOSED REAR GARDEN
- FANTASTIC VIEWS OVER SURROUNDING COUNTRYSIDE



An opportunity to acquire this deceptively spacious, well presented 4 bedroom (1 ensuite), detached house offering pleasant countryside views to the rear, situated within walking distance of the town, canal and local beaches. The residence offers superbly presented, versatile and spacious accommodation throughout with generous well-tended enclosed rear gardens. Entrance driveway providing ample off road parking and access to garages/workshop. EPC rating C. Council Tax Band E.



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The property enjoys a convenient situation lying approximately a 15 minute walk from the beach and the centre of 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. Bude itself lies amidst the rugged North Cornish Coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.



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Entrance Hallway - Staircase leading to first floor landing.

Living Room - 17'2" (Max) x 15'7" (5.23m (Max) x 4.75m)

A superb light and airy reception room with double glazed French doors to rear elevation enjoying a superb outlook over the surrounding countryside.

Study - 10' x 8'8" (3.05m x 2.64m)
Window to front elevation.

Kitchen/Dining Room - 27'9" (8.46) (Max) x 12'3" (3.73) (Max)

A large dual aspect open plan kitchen/dining room with a fitted kitchen area comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer tap, integrated Smeg appliances include 4 ring hob, extractor and oven. Space and plumbing for washing machine, recess for American style fridge freezer and built in Neff automatic coffee machine. Door into laundry cupboard with space and plumbing for automatic washing machine, tumble dryer and further storage over. Large dining area with bay window to front elevation and door leading out to the side porch.

Side Porch - 8'3" x 2'9" (2.51m x 0.84m)

Fitted skylight with door to outside. Door to WC with wall mounted gas fired boiler.

First Floor Landing

Bedroom 1 - 15'8" (4.78) (Max) x 12'10" (3.9) (Max)

Double bedroom with Double glazed French doors to Juliet Balcony enjoying superb views over the surrounding countryside. Velux window.

Ensuite Shower Room - 7'2" x 5'4" (2.18m x 1.63m)

Enclosed shower cubicle with mains fed shower over, vanity unit with inset wash hand basin, low flush WC and fitted skylight.

Bedroom 2 - 19'4" (5.9) (Max) x 10'6" (3.2) (Max)

Double bedroom with dual aspect windows to front and rear elevation.

Bedroom 3 - 16' (Max) x 8'8" (4.88m (Max) x 2.64m)

Double bedroom with twin velux Skylights.

Bedroom 4 - 9'9" x 8'8" (2.97m x 2.64m)

Double bedroom with window to front elevation.

Bathroom - 7'2" x 6'9" (2.18m x 2.06m)

Enclosed P shaped bath with shower over, concealed cistern WC, vanity unit with wash hand basin, heated towel rail and Velux skylight.

Outside - Approached via a brick paved entrance driveway providing extensive off road parking area and access to an attached single garage with an additional garage/workshop positioned behind. The rear landscaped garden is fully enclosed and laid principally to lawn offering fantastic views over the adjoining fields and countryside. A large patio area adjoins the rear of the dwelling and provides an ideal spot for alfresco dining. Useful garden shed and greenhouse.

Adjoining Garage - 20' x 9' (6.1m x 2.74m)

Electric up and over vehicle entrance door with power and light connected. Twin timber garage doors provide access to courtyard area with pedestrian gate to rear gardens and leads to:

Garage/Workshop - 14'6" x 9'9" (4.42m x 2.97m)
Door to:

Garden Room - 10'5" x 8'7" (3.18m x 2.62m)
Windows to side and rear elevation.

EPC - Rating C

Council Tax - Band E

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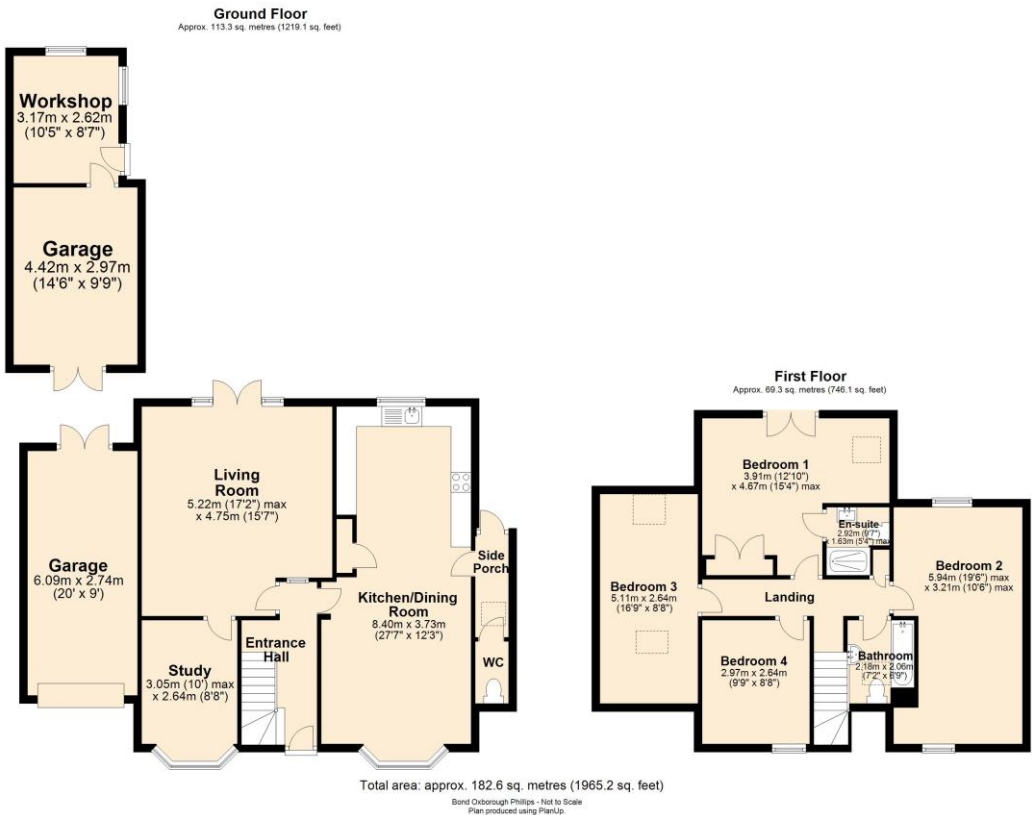
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Heading out of Bude along The Strand continue to the mini roundabout, turning left along Bencoolen Road and turn right into Kings Hill opposite the petrol station, follow the road up the hill and just after the layby on the right hand side the entrance to number 104 will be found with a Bond Oxborough Phillips for sale board clearly displayed.

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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We are here to help you find
and buy your new home...

34 Queen Street
Bude
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