



Bond
Oxborough
Phillips

Changing Lifestyles

13 Cricket Park
Marhamchurch
Bude
Cornwall
EX23 0EL

Asking Price: £365,000
Freehold



Changing Lifestyles

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13 Cricket Park, Marhamchurch, Bude, Cornwall, EX23 0EL



- 3 BEDROOMS
- DETACHED DORMER BUNGALOW
- SITUATED IN THE SOUGHT AFTER VILLAGE OF MARHAMCHURCH
- OFF ROAD PARKING
- DETACHED GARAGE



An exciting opportunity to acquire this 3 bedroom detached bungalow located in a highly sought-after North Cornish village and within easy reach of the popular coastal town of Bude. The residence offers versatile and comfortable accommodation throughout with conservatory, gardens, garage, ample off road parking and gas central heating throughout. Available with no onward chain. EPC Rating - TBC. Council Tax Band - D



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The property is situated close to the centre of the popular and sought after self contained village of Marhamchurch, both offering a convenient range of local amenities including community village store, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude 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. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.

Entrance Hall - Stairs rising to first floor. Under stair storage cupboard and airing cupboard. Doors leading to:

Kitchen - 9'8" x 10'7" (2.95m x 3.23m)

A fitted range of wall and base mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink/drain unit with mixer tap over. Built in 4 ring electric 'Hotpoint' hob with extractor hood over and 'Zanussi' cooker below. Space for fridge/freezer. Wall hung combination boiler. Window and door to rear elevation.

Lounge/Dining Room - 9'8" x 22'8" (2.95m x 6.9m)

A spacious triple aspect reception room with a bay window to the front elevation, feature fireplace housing an electric fire with stone surround. Ample space for living suite and dining table and chairs.

Conservatory - 8'9" x 7'7" (2.67m x 2.3m)

Light and airy reception room with windows overlooking the rear gardens and door to outside.

Bedroom 2 - 10'3" x 10'8" (3.12m x 3.25m)

Window to the rear overlooking the garden.

Bedroom 3 - 7' x 11'8" (2.13m x 3.56m)

Windows to front elevation.

Bathroom - 5'2" x 8'3" (1.57m x 2.51m)

Comprising of an enclosed panel bath, low level WC and pedestal hand wash basin. Chrome heated towel rail. Frosted window to front elevation.

Bedroom 1 - 17'2" (5.23) (Max) x 13'7" (4.14) (Max)

Situated on the first floor is the master suite comprising of built in wardrobes and Velux style windows to front and rear elevations. Door leading to:

En-Suite Shower Room - 7'8" x 6'4" (2.34m x 1.93m)

Comprising of an enclosed shower cubicle with electric 'Mira' Shower over, low level WC and pedestal hand wash basin. Fitted base units. Towel rail. Velux style window to front elevation.

Outside - The property is approached via the tarmac drive providing access to the garage and off road parking, the front garden is mainly laid to lawn with mature shrubs and an established tree. Pedestrian gate to the side of the property leads to the low maintenance garden principally laid the gravel with brick paved path. Raised decking area provides a perfect space for al-fresco dining with views over the surround countryside.

Garage - 9'1" x 19' (2.77m x 5.8m)

Light and power connected, up and over vehicle entrance door with pedestrian door to the side elevation.

Services - Mains electric, gas, water and drainage.

EPC - Rating TBC.

Council Tax - Band D.

Mobile Coverage		Broadband	
EE	●	Basic	3 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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Directions

From Bude Town centre proceed out of the town towards Stratton and turn right opposite Bude Road Service Station into Kings Hill. Upon reaching the A39 turn right signposted Camelford and immediately left signposted Marhamchurch. Proceed into the village and when rising up Pinch Hill take the right hand turning into Cricket Park. Follow the road around and take the next right hand turn into a small cul-de-sac whereupon number 13 will be found immediately ahead.

EPC: TBC