



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

59 Kings Hill  
Bude  
Cornwall  
EX23 8QH

**Asking Price: £300,000**  
**Freehold**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



59 Kings Hill, Bude, Cornwall, EX23 8QH



- 3 BEDROOM
- SEMI-DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL AREA
- WALKING DISTANCE OF TOWN, CANAL AND LOCAL BEACHES
- REQUIRING MODERNISATION
- DETACHED GARAGE
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN



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An exciting opportunity to acquire this 3 bedroom semi-detached residence which is situated within walking distance of the popular town centre, beaches and amenities. The residence would benefit from modernisation throughout and offers versatile and spacious accommodation with off road parking, front and rear gardens and detached garage. Available with no onward chain. EPC Rating F. Council Tax Band C.

The property enjoys a convenient situation lying only a short walk from the canal with the popular Electric Bakery lying en route and approximately a 15 minute walk from the beach and the centre of this popular coastal town. Bude supports 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.

**Entrance Hall** - Doors to lounge, dining room, kitchen and utility. Stairs to first floor landing.

**Lounge** - 10'8" x 9'9" (3.25m x 2.97m)  
Window to the front elevation. Electric fire.

**Dining Room** - 10'8" x 11'9" (3.25m x 3.58m)  
Electric fire with stone surround. Built in cupboard housing hot water tank. Opening onto;

**Kitchen** - 11' x 14'8" (3.35m x 4.47m)  
A range of base and wall units with wooden square edge worktops over incorporating a stainless steel sink/drain unit. Space for under counter fridge and freestanding cooker with extractor hood over. Window to the rear elevation, door to the side elevation and a further sky light making this room light and airy.

**Utility** - 5'10" x 8'2" (1.78m x 2.5m)  
Door and frosted window to the rear elevation. Space and plumbing for washing machine and tumble dryer. Under stairs cupboard. Door to;

**Shower Room** - 7'2" x 9'6" (2.18m x 2.9m)  
Comprising a walk in shower with electric shower over, low level WC and wall mounted hand wash basin. Frosted window to the side elevation.

**First Floor Landing** - Doors to bedrooms and bathroom.

**Bedroom 1** - 10'9" x 11'10" (3.28m x 3.6m)  
Window to the front elevation.

**Bedroom 2** - 11'7" x 9'7" (3.53m x 2.92m)  
Window to the rear elevation. Loft hatch.

**Bedroom 3** - 6'11" x 8'4" (2.1m x 2.54m)  
Window to the front elevation. Storage cupboard.

**Bathroom** - 5'10" x 6'3" (1.78m x 1.9m)  
Comprising an enclosed panel bath, low level WC and pedestal hand wash basin. Frosted window to the side elevation.

**Garage** - 9'4" (2.84) x 19'5" (5.92) (MAX)  
Up and over vehicle entrance door with a pedestrian door to side elevation. Power and light connected. Window to rear elevation.

**Outside** - The property is approached via the entrance driveway providing ample off road parking and access to the garage with adjoining front garden principally laid to lawn. To the rear of the property the garden is mainly laid to lawn with a pathway leading the end of the garden.

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

**EPC** - Rating F.

**Council Tax** - Band C.

Mobile Coverage		Broadband	
EE	●	Basic	14 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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 whereupon the driveway to number 59 will be found after a short distance on the left side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		