



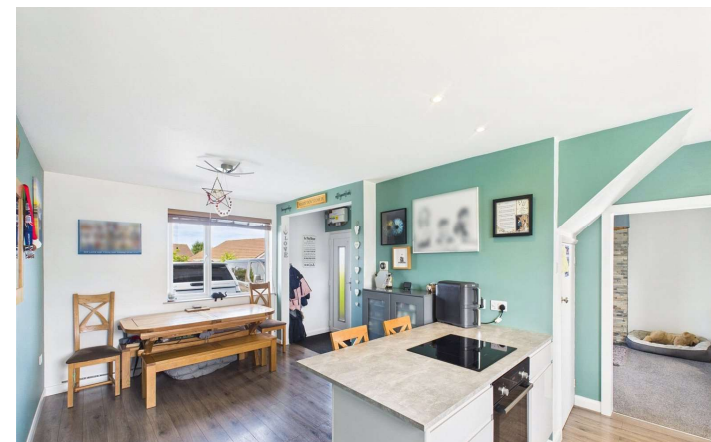
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Changing Lifestyles

3 Morwenna Road
Morwenstow
Bude
Cornwall
EX23 9SW

Asking Price: £350,000

Freehold



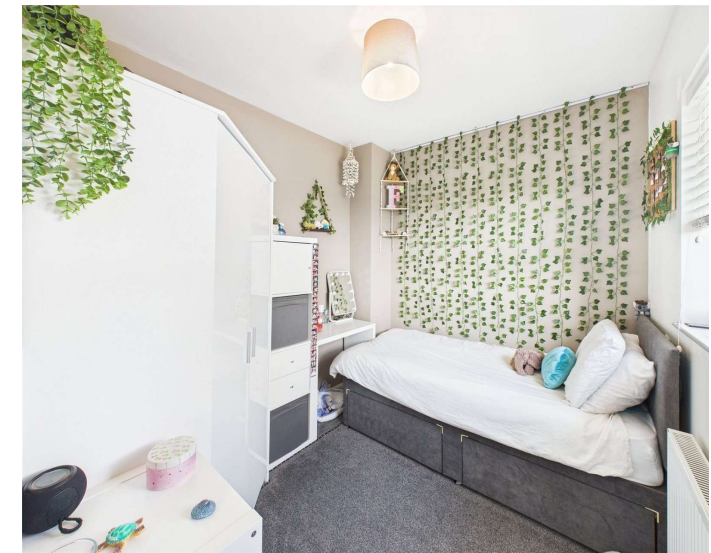
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01288 355 066
bude@bopproperty.com

3 Morwenna Road, Morwenstow, Bude, Cornwall, EX23 9SW



- 3 BEDROOMS
- SEMI DETACHED HOUSE
- EXTENSIVE OFF ROAD PARKING
- GENEROUS LANDSCAPED GARDENS
- SOUGHT AFTER NORTH CORNISH HAMLET
- WALKING DISTANCE OF VILLAGE COMMUNITY SHOP
- SHORT DRIVE FROM LOCAL BEAUTY SPOTS AND COAST PATH
- PLANNING PERMISSION GRANTED TO EXTEND PROPERTY



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Situated in this sought after and tranquil North Cornish hamlet, an exciting opportunity to acquire a well presented 3 bedroom semi detached house offering generous gardens to the front and rear, off road parking for several vehicles and useful garden store.

A welcoming and comfortable residence, offering sea glimpses, which would appeal as a family home or equally as an investment opportunity. Viewings highly recommended. Council tax band B. EPC E.

The property is situated on the edge of this small village with its own Primary School and community run shop/cafe. The Devon/Cornwall border is within approximately 2 miles and some of North Devon and North Cornwall's most outstanding unspoilt coastline is within easy access, much now within the control of the National Trust. Local beauty spots include Duck Pool, Stanbury Mouth, Marsland Mouth, Welcombe Mouth, Speke's Mill Mouth etc. The A39 Bude/Bideford road is approximately 2 miles away providing easy access via the North Devon link road to the M5 motorway network beyond. The busy self-contained village of Kilkhampton is some 5 miles and the North Cornish coastal resort of Bude with its safe sandy surfing beaches is some 10 miles. The port and market town of Bideford is some 20 miles whilst the regional North Devon centre of Barnstaple with its first class shopping centre is some 30 miles.

Kitchen / Dining Room - 20'4" x 13'2" (6.2m x 4.01m)

A modern kitchen fitted with wall and base units with work surface over as well as an island unit including a breakfast bar. Incorporating a composite sink and drainer unit with mixer tap, Bosch electric hob with extractor, oven, integrated fridge/freezer and dishwasher. Useful under stair storage cupboard.

Large dining area with space for table and chairs. Stairs leading to first floor. Dual aspect with windows to front and rear elevations.

Living Room - 16'4" x 11'9" (4.98m x 3.58m)

Comfortable and welcoming room with ample space for large suite. Bright and airy with dual aspect, windows to front and rear elevations.

Inner Hall - Door to rear leading into garden. Utility cupboard housing space and plumbing for washing machine and tumble dryer.

WC - 2'8" x 6'1" (0.81m x 1.85m)

Close coupled WC with hand wash basin. Frosted window to rear elevation.

Store Room - 7'1" x 9'11" (2.16m x 3.02m)

Ideal space for home office or additional storage space.

Sun Room - 6'10" x 9'10" (2.08m x 3m)

Currently used as a home salon space but equally suitable for a variety of other uses. Window to front elevation.

First Floor landing - Loft access point and doors to all rooms.

Bedroom 1 - 14'5" x 10'5" (4.4m x 3.18m)

Large double bedroom with built in storage. Window to side elevation.

Bedroom 2 - 8'3" x 11'9" (2.51m x 3.58m)

Double bedroom with built in storage and sea glimpses via the window to the front elevation.

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Bedroom 3 - 7'7" x 8'9" (2.3m x 2.67m)

Comfortable bedroom with window to the rear overlooking the garden.

Family Bathroom - 5'5" x 7'3" (1.65m x 2.2m)

Fitted suite incorporating 'P' shaped enclosed panel bath with mains fed shower over, close coupled WC, hand wash basin with vanity unit and mixer tap. Heated towel rail.

Outside - To the front of the property is large driveway with ample parking for 4 vehicles as well as a raised artificial lawn area. Directly adjoining the property is a paving and chipping pathway leading to the pedestrian gated access to the generous rear garden. This enclosed outside space is mainly laid to lawn with paved walkways and dining areas for al fresco entertaining.

Garden Store - 12'2" x 17'1" (3.7m x 5.2m)

Large storage space.

Services - Mains electric, water and drainage. Oil fired central heating.

Agents Notes - Planning permission has been granted under application PA24/01303 via Cornwall Council for construction of a two-storey extension to replace an existing one-storey extension on the Eastern elevation of the house, as well as the construction of a pitched roof dormer and the installation of solar panels to the roof.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 7 miles (passing through Kilkhampton) and take the left hand turning at Crimp signposted Morwenstow. Continue for approximately 2.5 miles and upon reaching the centre of Shop take the right hand fork towards Morwenstow whereupon the entrance to the property will be found a short distance on your right hand 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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