



Bond
Oxborough
Phillips

Changing Lifestyles

31 Priestacott Park
Kilkhampton
Bude
Cornwall
EX23 9TH

Asking Price: £285,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

31 Priestacott Park, Kilkhampton, Bude, Cornwall, EX23 9TH



- 3 BEDROOM
- LINK-DETACHED
- VILLAGE LOCATION
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GARAGE
- NO ONWARD CHAIN
- EPC - D
- COUNCIL TAX - C



The property is situated in this small residential development on the outskirts of Kilkhampton which supports a range of local village amenities, including Village Stores, Post Office, Primary School, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles distant which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is some 24 miles in a north easterly direction providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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Enjoying a most pleasant location situated within the popular village of Kilkhampton, we are proud to present this 3 bedroom link-detached house with garden, garage and driveway parking. The residence briefly comprises and lounge/diner, kitchen, utility/rear porch 3 bedrooms and bathroom. Available with NO ONWARD CHAIN. EPC Rating – D Council Tax Band –C.

Entrance Hall - 9'4" x 3'10" (2.84m x 1.17m)

Doors to lounge/diner and WC. Stairs to first floor landing.

WC - 5'9" x 2'10" (1.75m x 0.86m)

Low level WC and pedestal hand wash basin. Frosted window to the side elevation.

Lounge/Diner - 22'7" x 0' (6.88m x 0m)

This light and airy room benefits from a triple aspect with windows to the front and side elevation and patio doors to the rear elevation opening onto the garden. A feature fire place with slate hearth and opening for electric fire. Under stairs cupboard. Opening onto;

Kitchen - 9'6" x 9' (2.9m x 2.74m)

A range of base units with laminate square edge worktops over incorporating a stainless steel sink/drain unit with mixer tap and 4 ring electric hob with extractor hood over. Integrated eye level double oven and dishwasher. Space for fridge/freezer. Windows to side and rear elevation. Door to utility/rear porch.

Utility/Rear Porch - 9' x 2'11" (2.74m x 0.9m)

Door to rear garden. Space and plumbing for washing machine and tumble dryer.

First Floor Landing - 10'5" x 3'8" (3.18m x 1.12m)

Doors to bedrooms and bathroom. Airing cupboard.

Bedroom 1 - 11'5" x 9'9" (3.48m x 2.97m)

Double bedroom with built in wardrobes. Window to rear elevation with distant countryside views.

Bedroom 2 - 10'11" x 9'9" (3.33m x 2.97m)

Double bedroom with built in wardrobes. Window to front elevation. Loft hatch.

Bedroom 3 - 8'11" x 6'8" (2.72m x 2.03m)

Built in cupboard. Window to rear elevation.

Bathroom - 7'1" x 5'9" (2.16m x 1.75m)

Comprising an enclosed panel bath with shower over, low level WC and pedestal hand wash basin. Frosted window to the side elevation.

Garage - 18'8" x 9'2" (5.7m x 2.8m)

Up and over vehicle entrance. Side door access. Power and light connected.

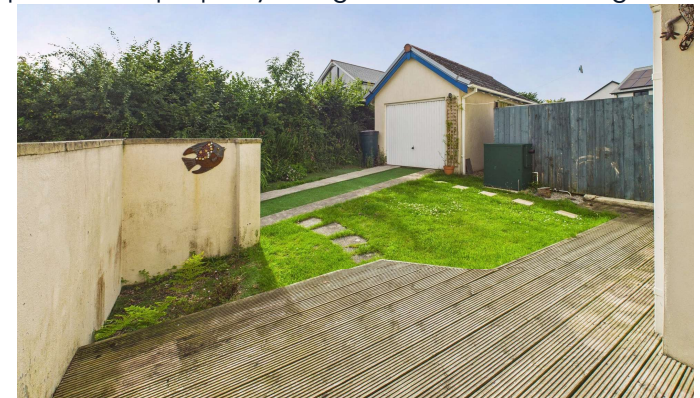
Outside - To the front of the property is a brick paved driveway bordered by Cornish stone walling, providing off road parking and access to the entrance door.

A 5 bar gate at the rear of the property leads to the garage and rear garden. The rear garden is mainly laid to lawn and bordered by a mature hedge and benefits from a raised decked area providing the perfect space for al fresco dining.

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

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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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.



Directions

From Bude town centre proceed out of town towards Stratton, upon reaching the A39 turn left signposted Bideford, and proceed for approximately 4 miles to the village. Upon entering the village take the left hand turning into Priestacott Park and continue to the end of the road whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

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