

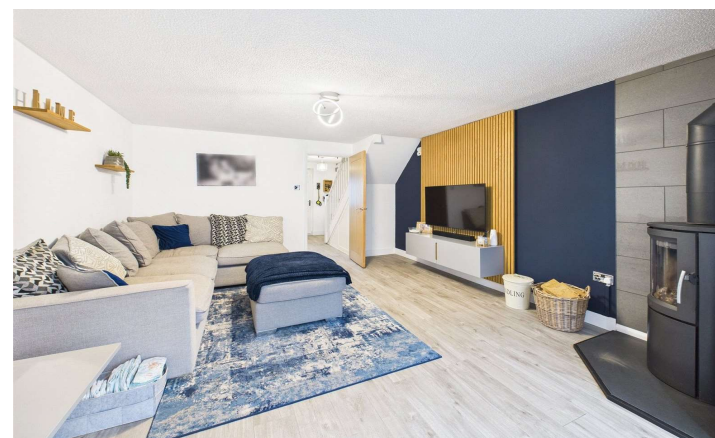


Bond
Oxborough
Phillips

Changing Lifestyles

12B Whitecroft Way
Kilkhampton
Bude
Cornwall
EX23 9RD

Asking Price: £259,950 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

12B Whitecroft Way, Killhampton, Bude, Cornwall, EX23 9RD



- 2 BEDROOM
- MID-TERRACE
- VILLAGE LOCATION
- LOCATED WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- OFF ROAD/DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- EPC –TBC
- COUNCIL TAX BAND - B



The property is situated a short walk from the centre of this self-contained North Cornish rural village supporting a useful range of local amenities including places of worship, village stores, post office, local butchers, primary school and popular local inns, etc. The popular coastal town of Bude is some 5 miles lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches.

The town itself supports a comprehensive range of shopping, schooling and recreational facilities together with its 18-hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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12B Whitecroft Way, Kilkhampton, Bude, Cornwall, EX23 9RD

Located in the heart of the self-contained village of Kilkhampton, this well-presented two-bedroom mid-terrace home offers a fantastic opportunity within walking distance of all local amenities. The accommodation includes an entrance porch, modern kitchen, a comfortable lounge, and a recently extended dining room. Upstairs, you'll find 2 generously sized double bedrooms and a family bathroom. Outside, the property benefits from both front and rear gardens as well as off-road driveway parking. Viewings are highly recommended. EPC – TBC | Council Tax Band – B

Entrance Porch - 5'6" x 3'10" (1.68m x 1.17m)

Door to entrance hall. Built in shoe storage. Electric meter.

Entrance Hall - 9'9" x 5'4" (2.97m x 1.63m)

Doors to kitchen, lounge and dining room. Stairs to first floor landing. Under stairs cupboard. Electric fuse board.

Kitchen - 9'8" x 6'9" (2.95m x 2.06m)

This modern kitchen comprises a range of base and wall units with white square edge Corian worktops over incorporating an under mount sink/waterfall drainer unit with mixer tap over and 4 ring Neff induction hob With extractor hood over. Integrated double oven. Space for washing machine and American style fridge/freezer. Window to the front elevation.

Lounge - 14'3" x 12'8" (4.34m x 3.86m)

This spacious lounge benefits from a wood burning stove taking centre stage with slate hearth and tiled surround. Oak panelling offers the perfect back drop and built in media wall. Opening onto open dining room.

Dining Room - 12'3" x 12'2" (3.73m x 3.7m)

A recent addition to the property this light and airy dining room benefits from 2 large skylights and large bi-fold doors to the rear elevation opening onto the garden. Ample space for large dining table and chairs.

First Floor Landing - 7'2" x 5'10" (2.18m x 1.78m)

Doors to bedrooms and bathroom. Loft hatch.

Bedroom 1 - 12'7" x 8' (3.84m x 2.44m)

This double bedroom benefits from built in wardrobes and a window to the rear elevation with distant countryside views.

Bedroom 2 - 12'7" x 8'4" (3.84m x 2.54m)

Double bedroom with window to the front elevation. Airing cupboard.

Bathroom - 7'2" x 6'4" (2.18m x 1.93m)

Comprising of an enclosed panel bath with electric shower over, low level WC and pedestal hand wash basin. Extractor fan.

Outside - The front garden laid to lawn with fences and a stone wall boarding. Small patio with outside bin store. To the rear of the property is a private driveway providing off road parking for 2 cars and access to the rear garden. The rear garden is mainly laid to lawn with a concrete path leading to a timber shed.

Timber Shed - Light and power connected.

Services - Mains electric, water and drainage.

EPC – TBC

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Council Tax Band – B

Agents Note - The vendor of this property is an employee of Bond Oxborough Philips.



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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.

EPC -TBC

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left sign posted Bideford. Continue for approximately 5 miles and upon entering the village of Kilkhampton proceed through the centre of the village and take the left hand turning into North Close and immediately right and right again into Dipper Close and take a further right inwo Whitecroft way whereupon the property will be found on the left hand side.

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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