

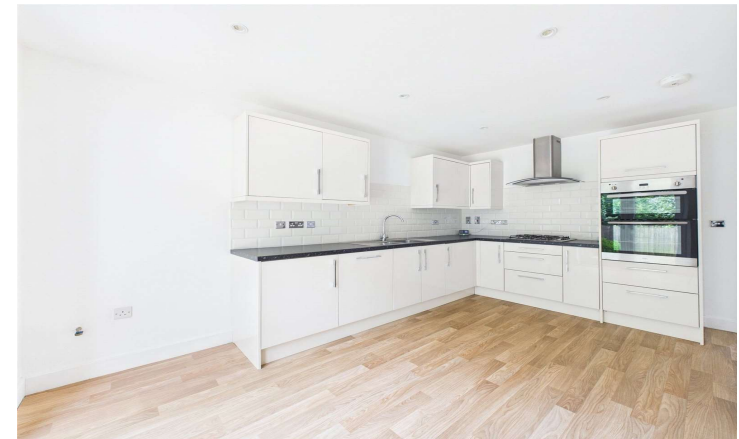


Bond
Oxborough
Phillips

Changing Lifestyles

8 Morwenna Park
Kilkhampton
Bude
Cornwall
EX23 9RF

Asking Price: £260,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

8 Morwenna Park, Kilkhampton, Bude, Cornwall, EX23 9RF



- Modern 2 bedroom semi-detached home
- Spacious kitchen/diner with French doors to garden
- Light-filled lounge overlooking the front
- Principal bedroom with ensuite shower room
- Second good-sized double bedroom
- Contemporary family bathroom and additional ground floor WC
- Private, fully enclosed rear garden with lawn and patio
- Off-road parking directly in front
- Peaceful village location close to shops, pubs & amenities
- Just a short drive to Bude and North Cornwall's coastline
- Ideal for first-time buyers, investors, or downsizers
- No onward chain



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Tucked away in a quiet cul-de-sac on the edge of this popular village, a beautifully presented modern two-bedroom semi-detached home ideal for first-time buyers, investors, or those seeking a low-maintenance Cornish retreat. Boasting a stylish interior with a lounge, spacious kitchen/diner, two bedrooms with a ensuite to the main, bathroom, off-road parking, and a private enclosed garden, this property is just a short walk from local shops, pubs, and amenities – and only a 10-minute drive from the beaches of Bude. Ready to move into and offered with no onward chain. EPC Rating - C. 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.

Entrance Hall - 7'3" x 4'6" (2.2m x 1.37m)

Door to lounge. Stairs to first floor landing.

Lounge - 11'6" x 11'5" (3.5m x 3.48m)

This light and airy room benefits from a window to the front elevation. Door to kitchen/diner;

Kitchen/Diner - 14'1" x 9'6" (4.3m x 2.9m)

This modern kitchen benefits from a range of base and wall mounted units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap and 4 ring gas hob with extractor hood over. Integrated oven and dish washer. Patio doors to the rear elevation. Door to utility room and WC. Ample space for dining table and chairs.

Utility Room - 6'5" x 4'10" (1.96m x 1.47m)

Laminate worktops with space and plumbing for washing machine. Wall mounted LPG gas fired boiler. Door to WC. Door to the rear garden.

WC - 6'4" x 3'2" (1.93m x 0.97m)

Low level WC and vanity unit with hand wash basin over. Chrome heated towel rail and fronted window to the side elevation.

First Floor Landing - 6' x 3'4" (1.83m x 1.02m)

Doors to bedrooms and bathroom. Window to the side elevation.

Bedroom 1 - 11'2" x 10'8" (3.4m x 3.25m)

This generous bedroom benefits from a window to the front elevation and built in wardrobes. Door to ensuite.

Ensuite - 6'5" x 4'9" (1.96m x 1.45m)

Comprising of a shower cubicle with mains shower over and vanity unit with low level WC and hand wash basin. Frosted window to the front elevation. Chrome heated towel rail.

Bedroom 2 - 12'2" x 9'7" (3.7m x 2.92m)

Window to the rear elevation and built in wardrobes.

Bathroom - 8'6" x 6'3" (2.6m x 1.9m)

Comprising an enclosed panel bath with mains fed shower over, low level WC and vanity unit with hand wash basin over. Chrome heated towel rail. Frosted window to the rear elevation.

Outside - To the front of the property is front garden mainly laid to lawn with a path leading to the entrance door, a tarmac drive providing off road parking for 2 vehicles and access to the rear garden via the left hand side of the property. The rear garden is mainly laid to lawn with a large patio area making the perfect spot for al fresco dining and useful timber shed for garden storage.

Services - Mains water and electric. Metered LPG gas served via a communal tank. Private drainage. In 2025 the charge was £175 (has been paid in full for current year). For 2026 it is forecast to rise to £200 (to be confirmed by the committee), normally payable end January. The service charge covers costs of maintaining the lighting, road surface and maintaining/servicing of private drainage.

Anti Money Laundering - 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.

EPC - Rating C

Council Tax - Band B

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Directions

From Bude town centre proceed out of the town towards Stratton, upon reaching the A39 turn left signposted Bideford, continue for approximately 4 miles towards Kilkhampton. Continue driving through the centre of the village and upon leaving the village Morwenna Park will be found on the right hand side. Continue through the private road to the bottom of the estate where number 8 can be found at the end of the road.

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		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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