Bond Oxborough Phillips

Changing Lifestyles

5
Blackberry Lane
Kilkhampton
Bude
Cornwall
EX23 9RF

Asking Price: £390,000 Freehold

Changing Lifestyles

01288 355 066
bude@boppropertyy.com

5, Blackberry Lane, Kilkhampton, Bude, Cornwall, EX23 9RF

- Two-bedroom semi-detached bungalow
- Located within a modern development
- Kitchen/dining room with access to rear garden
- Lounge with flexible layout and garden access
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Driveway parking and garage
- Additional versatile room ideal for home office
- Enclosed rear garden with patio area
- Air-source heat pump and underfloor heating
- EPC Rating: B

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Situated within a modern development, this contemporary two-bedroom semi-detached bungalow provides bright, well-planned accommodation combining modern design with practical, energy-efficient living.

The property is approached via a private driveway providing ample off-road parking and access to the garage. Internally, the accommodation flows well and is centred around a light and airy kitchen/dining room to the rear, creating an excellent everyday living space with direct access to the rear garden—ideal for both entertaining and day-to-day living. The adjoining lounge also enjoys garden access and can be opened up or separated via pocket doors, offering flexibility in how the space is used.

The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room, alongside a modern family bathroom. Throughout, the property enjoys a bright and airy feel, complemented by its practical layout and contemporary finish.

Externally, the property benefits from a private rear garden, a garage, and an additional versatile room located to the rear of the garage, suitable for use as a home office, studio, or hobby space.

The property further benefits from modern energy-efficient features including an air-source heat pump, HIVE-controlled underfloor heating throughout. EPC Rating -B. Council Tax Band - C.

Entrance Hall - 18' x 3'6" (5.49m x 1.07m)

Living Room - 12'3" x 9'4" (3.73m x 2.84m)

Kitchen/Diner - 19'2" x 11'4" (5.84m x 3.45m)

Bedroom 1 - 12'2" x 9'4" (3.7m x 2.84m)

Ensuite Shower Room - 7'8" x 3'10" (2.34m x 1.17m)

Bedroom 2 - 14'4" x 9'7" (4.37m x 2.92m)

Bathroom - 7'6" x 7'4" (2.29m x 2.24m)

Office/Hobbies Room - 8'8" x 7'1" (2.64m x 2.16m)

Garage - 20' x 10'3" (6.1m x 3.12m)

Outside - The Front of the property is approached via a driveway providing ample parking and access to garage. A gate to side of the property provides access to rear garden which is mainly laid to lawn with a patio area perfect for al fresco dining.

Services - Air source heat pump, with HIVE controlled heating and underfloor heating throughout. Mains electric drainage and water.

Council Tax Band C - Cornwall Council

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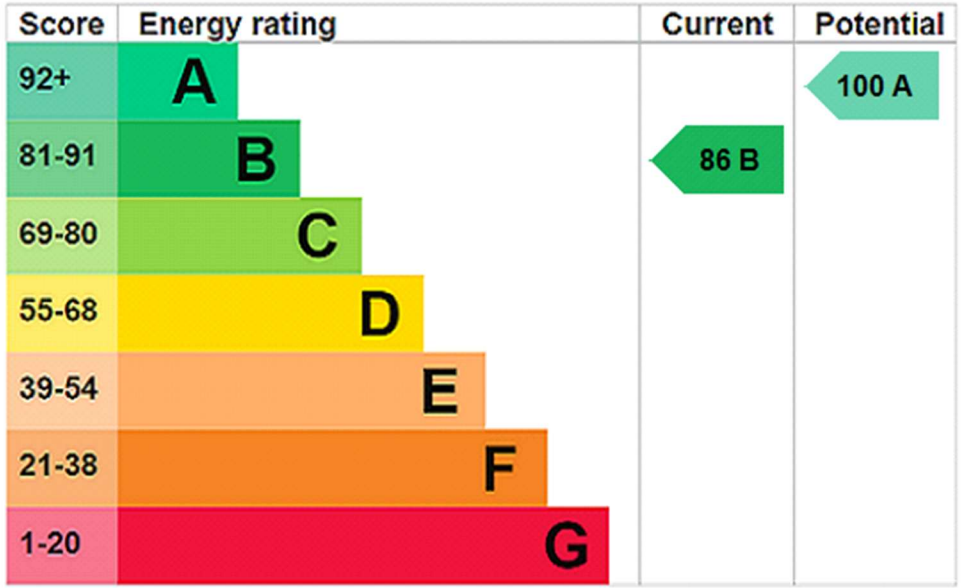
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

Head north on the A39 and you will enter Kilkhampton after circa 5 miles. Blackberry Lane will be signposted on the right, opposite the turning into North Close.

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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