



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

45 St. Marwenne Close  
Marhamchurch  
Bude  
Cornwall  
EX23 0HX

**Asking Price: £290,000**

**Freehold**



**Changing Lifestyles**

**01288 355 066  
bude@boproperty.com**

45 St. Marwenne Close, Marhamchurch, Bude, Cornwall, EX23 0HX



- 3 BEDROOMS
- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- VILLAGE LOCATION
- FAR REACHING COUNTRYSIDE VIEWS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ATTRACTIVE FRONT AND REAR GARDENS
- GARAGE IN NEARBY BLOCK
- EPC RATING C
- COUNCIL TAX BAND B



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## Changing Lifestyles

Situated in a pleasant and elevated position within the ever-popular village of Marhamchurch, this well maintained three bedroom terraced home offers comfortable and well balanced accommodation throughout, with attractive gardens and a single garage. The property enjoys delightful open views from the rear across rolling countryside stretching towards the coastline beyond.

The property offers a comfortable living room positioned to the front elevation and enjoys a bow window allowing excellent natural light. To the rear, the kitchen is the heart of this home — well appointed with a quality fitted kitchen comprising base and wall mounted units with work surfaces over. There is plumbing for a washing machine, an integrated dishwasher, space for large range style cooker, tumble dryer and large fridge/freezer. This room opens into the conservatory/dining room which offers ample room for a family dining table. French glazed doors open onto the rear decking area and take full advantage of the far reaching rural views.

On the first floor are three bedrooms. The principal bedroom enjoys elevated countryside views towards the coastline. Bedroom two is a comfortable double to the front, and bedroom

three also benefits from the attractive rear outlook. The bathroom has a fitted suite comprising of a panelled bath with shower over, close coupled WC and wash hand basin. The property benefits from double glazed windows throughout complemented by gas fired central heating. Viewings highly recommended.

The property enjoys a pleasant location on the outskirts of this most attractive village with primary school, popular local Inn and places of worship. The popular coastal resort of Bude is 1.5 miles away offering a comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of water sports and leisure activities together with many cliff top coastal walks etc. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

**Entrance Hall** - 9'8" x 5'10" (2.95m x 1.78m)

**Living Room** - 12'10" x 10'9" (3.9m x 3.28m)

**Kitchen** - 8'1" x 17'1" (2.46m x 5.2m)

**Conservatory/ Dining area** - 8'10" x 14'6" (2.7m x 4.42m)

### First Floor Landing

**Bedroom 1** - 11'11" x 10'2" (3.63m x 3.1m)

**Bedroom 2** - 9'1" x 9'10" (2.77m x 3m)

**Bedroom 3** - 8'2" x 6'9" (2.5m x 2.06m)

**Bathroom** - 5'5" x 6'10" (1.65m x 2.08m)

**Garage** - Single garage in a nearby block with up and over vehicle entrance door.

**Outside** - To the front is an enclosed lawned garden with pathway leading to the entrance porch. The rear garden is fully enclosed and arranged over two levels, with an elevated patio/decked area providing an ideal space for al fresco dining whilst enjoying the open outlook. Steps descend to an extensive lawned garden offering excellent space for children, pets or further landscaping potential.

**Services** - Mains electric, gas, water and 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.

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## Have a property to sell or let?

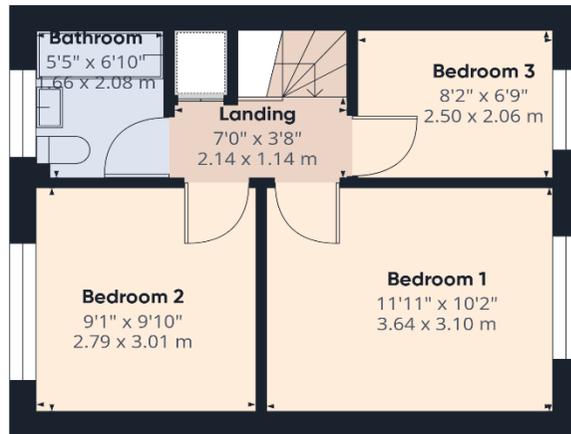
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

849 ft<sup>2</sup>  
78.8 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

Proceed out of Bude towards the A39, turning right at Kings Hill. upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue up Pinch Hill and upon reaching the centre of the village turn right and continue for approximately 300 yards taking the left hand turning into St Marwenne Close whereupon the property will be found within a short distance on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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