



Bond
Oxborough
Phillips

Changing Lifestyles

14 Lord Meadow
Kilkhampton
Bude
Cornwall
EX23 9FS

Asking Price: £365,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

14 Lord Meadow, Kilkhampton, Bude, Cornwall, EX23 9FS



- Three bedroom (one ensuite) semi detached house
- Well-presented family home
- Modern cul-de-sac position within Kilkhampton
- Spacious and bright living spaces
- Enclosed private rear garden
- Off-road parking for two vehicles
- Detached single garage
- Ideal first-time buy or family home
- Convenient access to village amenities
- Within easy reach of Bude and the North Cornish coast
- EPC: C
- Council Tax Band: C



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A well-proportioned and attractively presented three-bedroom (1 ensuite) residence, occupying a pleasant position within this sought-after village location. The property offers light-filled and versatile accommodation ideally suited to modern family living, first-time buyers, or those seeking a comfortable home within easy reach of local amenities and the North Cornish coastline.

The accommodation is approached via an entrance hall leading through to a well-appointed kitchen and utility room. The kitchen offers ample cupboard and worktop space with integrated appliances. A separate utility room provide additional storage and space for appliances, with a door leading to the side of the property. There is also a useful cloakroom off the entrance hall. To the rear of the property, a comfortable living room, providing a welcoming space to relax with ample natural light from the French doors leading to the garden.

On the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom with ensuite, as well as a family bathroom fitted with a modern suite.

Externally the property offers off-road parking for two cars, a detached single garage and a west-facing garden. Viewings highly recommended.

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 - 16'4" x 6'7" (4.98m x 2m)

Kitchen - 10'3" x 9'2" (3.12m x 2.8m)

Utility Room - 6' x 5'8" (1.83m x 1.73m)

WC - 5' x 2'11" (1.52m x 0.9m)

Living Room - 16'2" x 11'7" (4.93m x 3.53m)

First Floor Landing - 6'8" x 6'8" (2.03m x 2.03m)

Bedroom 1 - 9'9" x 8'11" (2.97m x 2.72m)

Ensuite - 8'8" x 2'6" (2.64m x 0.76m)

Bedroom 2 - 10'1" x 9'4" (3.07m x 2.84m)

Bedroom 3 - 10'3" x 6'6" (3.12m x 1.98m)

Family Bathroom - 6'7" x 5' (2m x 1.52m)

Garage - 19'11" x 10'5" (6.07m x 3.18m)

Services - Mains electric, drainage and water. Air source heat pump.

Council Tax - Band C

EPC Rating - C

Outside - To the front of the property, there is off-road parking with a neatly presented frontage, creating an attractive first impression and leading to the detached single garage.

The rear garden is fully enclosed, offering a safe and private space ideal for children and pets. Predominantly laid to lawn with a patio seating area, it provides an excellent setting for outdoor dining and relaxation. The garden enjoys a pleasant outlook making it a perfect extension of the living space.

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.



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 will 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.



Directions

From Bude, head north on the A39 and after circa 4.5 mile you will enter Kilkhampton. After passing the primary school on your left, take the next right hand turning onto the B3254 East Road signposted for Launceston and Holsworthy. Bramble Lane will be found just 200m along this road, on your left. After entering the development take the first right hand turning and follow the road around towards the end of the cul-de-sac where number 14 will be found on your left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		