



Bond
Oxborough
Phillips

Changing Lifestyles

2 Dipper Close
Kilkhampton
Cornwall
EX23 9RE

Asking Price: £375,000

Freehold



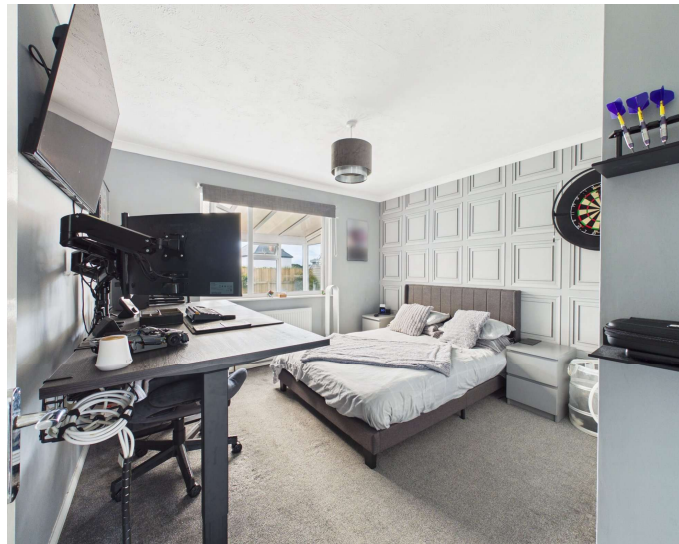
Changing Lifestyles

01288 355 066
bude@boproperty.com

2 Dipper Close, Kilkhampton, Cornwall, EX23 9RE



- Charming detached bungalow
- 3 well proportioned bedrooms
- 2 en-suite shower rooms
- Spacious living room with feature fireplace
- Modern kitchen/dining room
- Useful conservatory overlooking the garden
- Ample off-road parking
- Enclosed rear garden
- Large timber garden shed/workshop
- Sought after village location
- Close to Bude and local beaches
- EPC: F
- Council Tax Band: C



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An exciting opportunity to acquire this well presented 3 bedroom detached bungalow occupying a pleasant position within the sought after North Cornish village of Kilkhampton, within easy reach of local amenities and only a short drive from the coastal town of Bude.

The property offers spacious and well planned accommodation throughout, having been tastefully updated and maintained by the current owners to provide a comfortable and versatile home. The accommodation briefly comprises an entrance porch leading into an inner hallway, with access to the principal rooms. The kitchen/dining room forms a superb social space and is fitted with a contemporary range of gloss fronted units, attractive work surfaces, tiled splashbacks and ample space for appliances, together with a generous dining area providing an ideal setting for family meals and entertaining.

The living room is a spacious reception room enjoying a pleasant outlook over the rear garden, with feature fireplace creating an attractive focal point. A conservatory provides an additional reception space, enjoying views over and direct access to the rear garden.

The property offers 3 well proportioned bedrooms, with bedroom 1 and bedroom 2 both benefitting from en-suite shower rooms. Bedroom 3 is a further generous double room. The family bathroom is well appointed and comprises a freestanding roll top bath, separate shower cubicle, WC and wash hand basin.

Externally, the property is approached via a brick paved driveway providing extensive off-road parking. To the rear, the enclosed garden is principally laid to lawn with a paved

patio area adjoining the property, providing an ideal spot for outdoor dining. There is also a useful timber garden shed/workshop. EPC rating F. Council Tax Band C.

Kilkhampton is a popular and self-contained North Cornish village supporting a useful range of local amenities including village stores, post office, bakery, butchers, primary school, places of worship and popular local inns. The coastal town of Bude is approximately 5 miles away and offers a comprehensive range of shopping, schooling and recreational facilities, together with its sandy beaches, canal, leisure centre and 18-hole links golf course. The market town of Holsworthy lies approximately 10 miles inland, while Bideford is approximately 28 miles to the north east, providing access to the A39 North Devon link road.

Entrance Hall

Inner Hallway

Living Room - 16'2" x 13'11" (4.93m x 4.24m)

Kitchen - 9'9" x 12'2" (2.97m x 3.7m)

Dining Area - 11'6" x 11'9" (3.5m x 3.58m)

Laundry Room - 2'11" x 6'11" (0.9m x 2.1m)

Conservatory - 11'7" x 7'10" (3.53m x 2.4m)

Bedroom 1 - 13'9" x 10'4" (4.2m x 3.15m)

En Suite - 5'6" x 4'5" (1.68m x 1.35m)

Bedroom 2 - 13'9" x 7'5" (4.2m x 2.26m)

En Suite - 7'8" x 2'10" (2.34m x 0.86m)

Bedroom 3 - 11'9" x 11'2" (3.58m x 3.4m)

Bathroom - 9'2" x 5'6" (2.8m x 1.68m)

Outside - The property is approached via a brick paved driveway providing extensive off-road parking for several vehicles. A pathway leads to the side of the property and onto the enclosed rear garden, which is principally laid to lawn with a paved patio area adjoining the property, providing an ideal space for outdoor seating and alfresco dining. The garden is enclosed by close boarded fencing, offering a good degree of privacy, with a useful large timber garden shed/workshop.

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.

Services - Mains electric, water and drainage. LPG heating.

Agents Note - The vendors have advised that the solar panels are currently leased on a XXX year term which was granted in XXX. We have been advised there is an option to purchase them if necessary. TO BE CONFIRMED





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	29 F	
1-20	G		

Directions

From Bude town centre proceed out of town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village centre turning left into North Close and immediately right into Dipper Close whereupon the property will be found on the right hand side.