



Bond
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Changing Lifestyles

9 Morwenna Park
Kilkhampton
Bude
Cornwall
EX23 9RF

Asking Price: £290,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

9 Morwenna Park, Killhampton, Bude, Cornwall, EX23 9RF



- 3 bedroom semi-detached residence
 - Popular village location
 - Off-road parking to front
 - Enclosed rear garden
 - Living room
 - Kitchen/dining room
 - Utility room
 - Ground floor WC
 - Principal bedroom with en-suite
 - Family bathroom
- Convenient access to village amenities
- Within reach of Bude and the North Cornwall coastline



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.



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

An opportunity to acquire this well-proportioned 3 bedroom semi-detached residence, conveniently situated within the popular and self-contained village of Kilkhampton.

The property offers comfortable and well-balanced accommodation arranged over 2 floors, making it an ideal prospect for families, first-time buyers or those seeking a conveniently located home within easy reach of local amenities and the North Cornish coastline.

The accommodation briefly comprises an entrance hall, living room and kitchen/dining room, together with a useful utility room and ground floor WC. To the first floor are 3 bedrooms, including a principal bedroom with en-suite facilities, complemented by a family bathroom.

Externally, the property benefits from off-road parking to the front, together with an enclosed rear garden providing a pleasant space for outdoor dining, relaxation and family use.

Kilkhampton offers an excellent range of day-to-day facilities including shops, public houses, a village post office, primary school and places of worship. The nearby coastal town of Bude provides a wider range of amenities, schools, supermarkets, leisure facilities and access to the stunning North Cornwall coastline. EPC Rating - TBC. Council Tax Band - B.

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

Living Room - 11'5" x 11'8" (3.48m x 3.56m)

Kitchen/Diner - 9'6" x 14' (2.9m x 4.27m)

Utility Room - 6'4" x 4'11" (1.93m x 1.5m)

First Floor Landing - 3'7" x 10'4" (1.1m x 3.15m)

WC - 6'5" x 3'1" (1.96m x 0.94m)

Bedroom 1 - 9'6" x 11'7" (2.9m x 3.53m)

Ensuite - 7'10" x 3'10" (2.4m x 1.17m)

Bedroom 2 - 9'4" x 9'8" (2.84m x 2.95m)

Bedroom 3 - 6'5" x 8'6" (1.96m x 2.6m)

Bathroom - 6'5" x 6'4" (1.96m x 1.93m)

Outside - To the front of the property is an off-road parking space, together with an adjoining paved pathway leading to the covered entrance door. The frontage has been attractively landscaped for ease of maintenance, incorporating decorative gravel areas, established planting and mature palms, with a pedestrian side gate providing access through to the rear garden.

The enclosed rear garden is principally laid to lawn and enjoys a good degree of privacy, bordered by timber fencing, mature trees, shrubs and established flowering plants. Immediately adjoining the property

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is a paved patio area, providing an ideal space for outdoor dining and entertaining, with room for seating and a hot tub. Planted borders add further colour and interest, creating a pleasant and manageable garden setting.

Services - Mains water and electric. Metered LPG gas served via a communal tank. Private drainage. 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.





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.

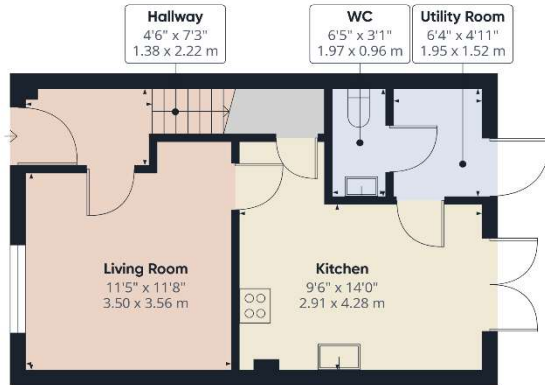
Approximate total area⁽¹⁾
783 ft²
72.8 m²

EPC HERE

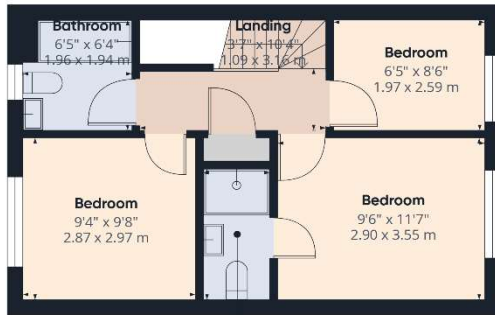
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1

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 9 can be found at the end of the road.

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.