



Bond
Oxborough
Phillips

Changing Lifestyles

Land At Thurdon
Kilkhampton
Bude
Cornwall
EX23 9RZ



Guide Price: £85,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Land At Thurdon, Kilkhampston, Bude, Cornwall, EX23 9RZ

- SMALL PARCEL OF LAND
- APPROXIMATELY 0.6 ACRES
- GREAT LOCATION
- ENJOYS LOVELY VIEWS OVER ROLLING COUNTRYSIDE
- MATURE HEDGE BOUNDARIES
- VIEWINGS STRICTLY BY APPOINTMENT

Situated in this great location within a short drive of the village Kilkhampston, with convenient access onto the A39, is this small parcel of land of approximately 0.6 acres. The land is accessed via a metal 5 bar gate, offers a level plot with mature boundaries and has surrounding countryside views. Viewings strictly by appointment with Bond Oxborough Phillips.

The property lies close to Tamar Lakes and approximately 2.2 miles from the thriving self-contained village of Kilkhampston which offers an extensive range of local amenities including places of worship, general stores/post office, electric wholesalers, agricultural suppliers and two inns. The popular coastal town of Bude is about 5 miles and has a wider range of amenities and shops along with spectacular cliff sidewalks and sandy surfing beaches. The bustling market town of Holsworthy is some 10 miles in land and the A39 provides direct access to the regional centre of Barnstaple with its acclaimed shopping centre. For those wishing to travel further afield the North Devon Link road now connects with the M5 near Tiverton.

Directions

From Bude Town Centre proceed out of the town towards Stratton, upon reaching the A39 turn left signposted Bideford. Proceed for approximately 4 miles and upon entering Kilkhampston, take the right hand turning onto the B3254 signposted Holsworthy. Continue for approximately 1/4 mile and on the sharp right hand bend turn left (signposted Tamar Lake) and continue for approximately 1.4 miles whereupon the entrance to the land will be found on the left hand side with a Bond Oxborough Phillips FOR SALE board.



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.