



Bond
Oxborough
Phillips

Changing Lifestyles

15 Honeysuckle Way
Meadowlands Court
Widemouth Bay
Bude
Cornwall
EX23 0FF

Asking Price: £235,000



Changing Lifestyles

01288 355 066
bude@boproperty.com

15 Honeysuckle Way, Meadowlands Court, Widemouth Bay, Bude, Cornwall, EX23 0FF

- 2 BEDROOMS (1 ENSUITE)
- IMMACULATELY PRESENTED THROUGHOUT
- DETACHED RESIDENTIAL PARK HOME
- OVER 45'S ROYALE LIFE DEVELOPMENT
- GATED SITE ENTRANCE
- PARKING SPACE FOR TWO VEHICLES
- LOW MAINTENANCE GARDENS
- FURNITURE INCLUDED
- EPC: TBC
- Council Tax Band: A



Situated within an over 45's gated community within a short distance of the popular coastal locations of Bude and Widemouth Bay is this immaculately presented modern Willerby Charnwood park bungalow, well suited as a retirement property. The modern layout comprises kitchen, living room, dining area and two double bedrooms with built in wardrobes and one ensuite. The property offers off road parking, low maintenance gardens and all furniture included. Viewings highly recommended.



The property is situated off the main A39 Bude/Wadebridge road and is some 3 miles south of Bude where there are a comprehensive range of amenities including local and national shops, Junior and Senior schools together with golf course, safe sandy beaches etc. Holsworthy, with its indoor heated swimming pool, bowling green and golf course is some 13 miles, with Okehampton, the gateway to Dartmoor, some 32 miles distant. Some of North Cornwall's most attractive countryside and coastline is close at hand with some fine beaches, beautiful coastal walks with much of the heritage coastline now within national Trust control.



Changing Lifestyles

01288 355 066
bude@bopproperty.com

15 Honeysuckle Way, Meadowlands Court, Widemouth Bay, Bude, Cornwall, EX23 0FF

Changing Lifestyles

Entrance Hall

Living Room - 16'6" x 10'8" (5.03m x 3.25m)

A light and airy reception room with dual aspect box windows and feature fireplace housing electric fire. Leads to:

Dining Area - 8'3" x 8' (2.51m x 2.44m)

Space for dining table and chairs with box window to front elevation. Leads to:

Kitchen - 8'3" x 8'2" (2.51m x 2.5m)

A superb fully fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer with mixer taps over, 4 ring gas hob with extractor over, built in high level CDA oven and integrated CDA dishwasher. Window to side elevation. Leads to:

Utility Area - 8'3" x 5'2" (2.51m x 1.57m)

Base and wall mounted units with built in fridge freezer, integrated CDA washing machine and wall mounted gas Vaillant boiler. Door to outside.

Bedroom 1 - 10'4" x 9'4" (3.15m x 2.84m)

Double bedroom with window to side elevation.

Walk-through Wardrobe - Built in wardrobes.

En-suite Shower - 9'7" x 5'2" (2.92m x 1.57m)

Double walk in shower with drench over, vanity unit with inset wash hand basin, built in mirror, low flush WC, heated towel rail. Window to side elevation.

Bedroom 2 - 10'7" x 9'8" (3.23m x 2.95m)

Double bedroom with box window to side elevation and built in wardrobe.

Bathroom - 6'6" x 5' (1.98m x 1.52m)

Enclosed panel bath with mains fed shower over, vanity unit with inset wash hand basin, low flush WC and window to side elevation.

Outside - Approached via an entrance driveway providing off road parking space for two vehicles. Low maintenance gravel areas and artificial lawn surround the property with an outside water tap, useful rotary line, shed with power connected.

Agents Notes - The vendors have informed the agents the property is sold with residential license in perpetuity from February 2021 through Royalelife. The property cannot be used for letting purposes. The property is sold with all furniture fixtures and fittings minus personal contents.

Service Charge - Estate charge is £225 per calendar month and is reviewed annually on 1st January. Approximately £7 per month for water and drainage.

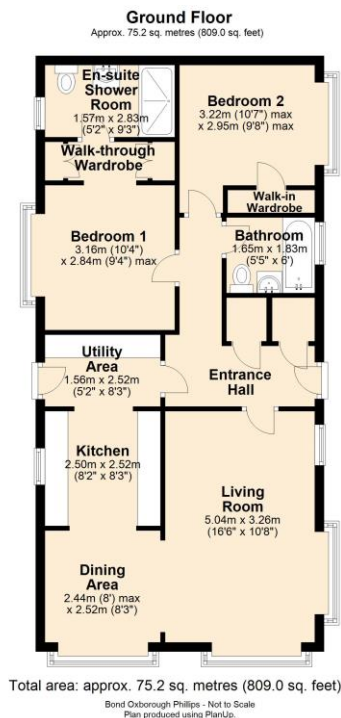
Council Tax - Band A



Changing Lifestyles

01288 355 066
bude@bopproperty.com

15 Honeysuckle Way, Meadowlands Court, Widemouth Bay, Bude, Cornwall, EX23 0FF



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 are set out as a general guide only.

Directions

Proceed out of Bude towards the A39 turning right into Kings Hill opposite the Esso Service Station. Upon approaching the A39 turn right towards Camelford and Poundstock. Continue along this road for approximately 3 miles and just after the first turning to Widemouth Bay on your right hand side there will be a left hand turn into a layby whereupon the gated entrance leading into Meadowlands Court will be found on your left. Proceed through the gates and into the development taking the second right hand turn whereupon Number 15 will be found as the last one on the row on your right hand side with a Bond Oxborough Phillips For Sale board clearly displayed.

Changing Lifestyles

01288 355 066
bude@bopproperty.com