



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Woodville Road  
Woodford  
Bude  
EX23 9JA

**Guide Price: £275,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



6 Woodville Road, Woodford, Bude, EX23 9JA

- 3/4 BEDROOMS
- TERRACED HOUSE
- VILLAGE LOCATION
- SPACIOUS ACCOMMODATION
- WELL PRESENTED
- FRONT AND EXTENSIVE REAR GARDENS
- COUNTRYSIDE VIEWS
- DISTANT SEA VIEWS
- DRIVEWAY/PARKING
- EPC: D
- COUNCIL TAX BAND: B



An opportunity to acquire this well presented 3/4 bedroom terrace house in this sought after rural location. The property offers spacious and versatile accommodation throughout. Front and extensive rear gardens backing onto open farmland and enjoying far reaching countryside and coastal views.



The peaceful rural hamlet of Woodford is situated within the rural and coastal parish of Morwenstow with its outstanding St Marks CE Primary School which has a fantastic reputation in the local area. Other places of interest include places of Worship, local pub, shop/cafe and recreational facilities. The rugged North Cornish coastline is close by and is famed for its many areas of outstanding natural beauty and popular bathing beaches, whilst the popular coastal town of Bude which supports a comprehensive range of shopping, schooling and recreational facilities lies some 7 miles distant. The bustling market town of Holsworthy lies some 12 miles inland and the port and market town of Bideford lies some 20 miles in a north easterly direction and provides 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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**Entrance Hall** - Staircase to first floor landing. Window to front elevation.

**Dining Room/Bedroom 4** - 11'8" x 9'5" (3.56m x 2.87m)  
Occasionally used as a 4th bedroom this additional reception room offers ample space for a dining table and chairs with a window to the front elevation.

**Living Room** - 16'6" (Max) x 11'9" (5.03m (Max) x 3.58m)  
A light and airy dual aspect room with feature fireplace housing log burner and slate hearth. Double glazed French doors to rear elevation and timber decked seating area.

**Kitchen** - 12'10" x 8'4" (3.9m x 2.54m)  
A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, recess for oven, space and plumbing for washing machine. Space for under counter fridge. Built in larder cupboard. Useful under stair cupboard. Window to rear elevation. Door to:

**Rear Porch** - Door to outside.

**Utility/Office** - 9'5" (2.87) (Max) x 6'10" (2.08) (Max)  
Floor mounted oil boiler. Window to rear elevation.

**WC** - 6'4" x 2'6" (1.93m x 0.76m)  
Low flush WC. Window to side elevation.

**First Floor Landing** - Window to rear elevation enjoying distant countryside and sea views.

**Bedroom 1** - 14'2" (4.32) (Max) x 10' (3.05) (Max)  
Double bedroom with built in wardrobe and window to front elevation enjoying far reaching countryside views.

**Bedroom 2** - 12' x 8'6" (3.66m x 2.6m)  
Double bedroom with built in storage areas and window to front elevation enjoying countryside views.

**Bedroom 3** - 8'11" x 7'8" (2.72m x 2.34m)  
Window to rear elevation.

**Bathroom** - 6'1" x 5'8" (1.85m x 1.73m)  
Panel bath with mains fed Drench style shower over, vanity unit with inset wash hand basin, low flush WC, heated towel rail and window to rear elevation.

**Outside** - The property is approached via a pedestrian path with a low maintenance front garden laid to lawn with an attractive stone border. The rear gardens are extensive comprising a generous paved patio area with plum slate borders and terraced decking area adjoining the living room providing a sheltered seating area perfect for al fresco dining. The main area of garden is principally laid to lawn with a variety of mature shrubs and trees bordered by panel fencing providing privacy.

**Agents Note** - It is understood from the vendors that the property has a pedestrian right of access over the neighbouring properties gardens.

Please note this property is subject to a Section 157 restriction and cannot be used for holiday let purposes.

**Services** - Mains water, drainage and electric. Oil fired central heating.

**EPC Rating** - D

**Council Tax Band** - B

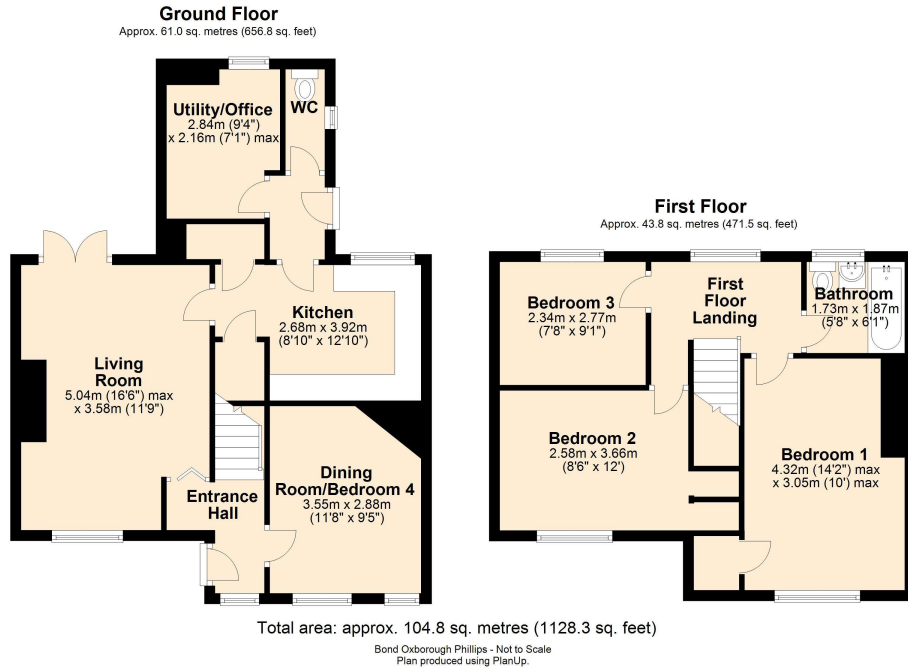
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## Have a property to sell or let?

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 Stratton turning left at the A39 towards Bideford, continue through Kilkhampton and after 3 miles turn left sign posted Morwenstow. Follow this road to the village of Shop and pass through following the signs for the Coombe Valley and Woodford. After 0.6 of a mile, take the left hand turning signed Woodford and proceeding for 0.3 miles number 6 Woodville Road will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			105
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	