



Bond
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Changing Lifestyles

3 Manor Close
Crackington Haven
Bude
Cornwall
EX23 0PH

Asking Price: £325,000

Freehold



Changing Lifestyles

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bude@boproperty.com

3 Manor Close, Crackington Haven, Bude, Cornwall, EX23 0PH



- 3 Bedroom Property
- Link Detached
- Front and Rear Gardens
- Conservatory and Sun room
- Garage
- Close to local beach
- Utility Room
- Off road parking
- Council Tax Band C
- EPC Rating E



An opportunity to acquire this 3 bedroom link-detached house, situated on this quiet and sought after cul de sac within a short distance to the North Cornish Coastline and local beauty spots. The residence offers comfortable accommodation requiring modernisation with lovely front and rear gardens, entrance driveway and garage.



The village of Crackington Haven lies on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breath-taking clifftop coastal walks etc. Other nearby picturesque beauty spots include Boscastle, Trebarwith Strand and Widemouth Bay. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.



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Entrance Hall - 5'4" x 11'3" (1.63m x 3.43m)

Kitchen - 10'6" x 9' (3.2m x 2.74m)

The kitchen comprises of a range of base and wall units with laminate roll edge worktops above incorporating a sink/drainage unit with mixer tap and space for hob/oven. Window to rear elevation enjoying views over the garden.

Dining Room - 10'9" x 7'8" (3.28m x 2.34m)

Ample dining space with sliding doors leading to conservatory.

Living Room - 10'9" x 12'7" (3.28m x 3.84m)

Electric fireplace with window to front elevation.

WC - 4'10" x 4'10" (1.47m x 1.47m)

Close coupled WC and wash hand basin with window to front elevation.

Conservatory - 8'11" x 5'1" (2.72m x 1.55m)

Double glazed door and windows overlooking the enclosed rear gardens.

Utility Room - 8'2" x 6'10" (2.5m x 2.08m)

Provides space for washing machine and fridge/freezer. Door and window to rear of room leading to Sun Room.

Sun Room - 8'2" x 7'2" (2.5m x 2.18m)

Double glazed door and windows leading to the enclosed rear gardens.

Landing - Built in airing cupboard.

Bedroom 1 - 10'8" x 10'9" (3.25m x 3.28m)

Double bedroom with window to front elevation.

Bedroom 2 - 10'8" x 9'7" (3.25m x 2.92m)

Double bedroom with window to rear elevation.

Bedroom 3 - 10'6" x 9' (3.2m x 2.74m)

Window to rear elevation.

Bathroom - 10'6" x 5' (3.2m x 1.52m)

Enclosed panel bath with mixer taps and shower attachment, pedestal hand wash basin and close coupled WC. Window to front elevation.

Garage - 8'5" x 16'6" (2.57m x 5.03m)

Up and over door, with internal door to utility room.

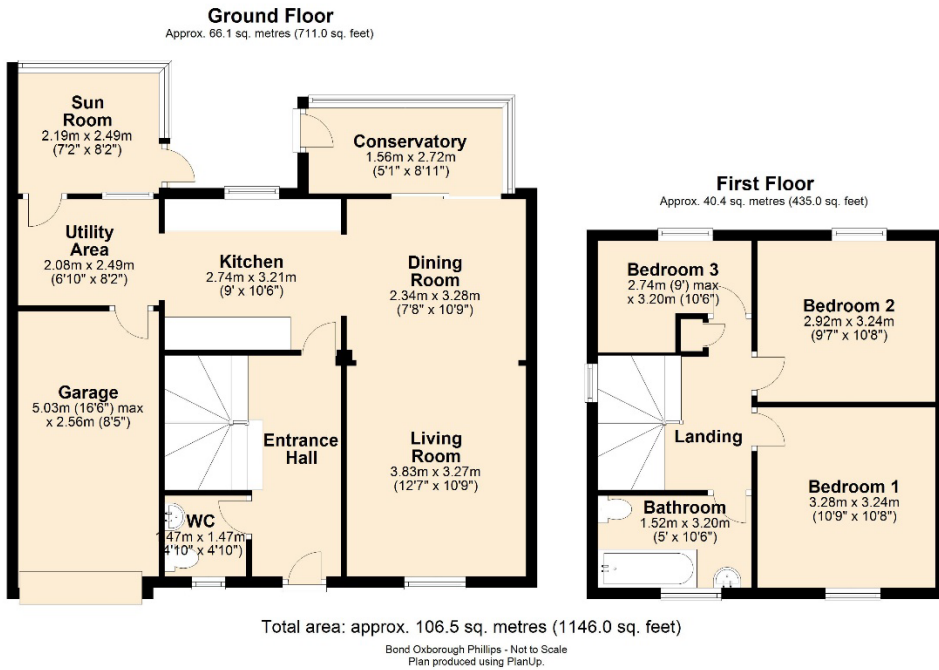
Outside - The property is approached via an entrance driveway providing off road parking. Attractive lawn area to the front of the property with mature shrubs, apple and Cornish palm trees. The rear gardens are principally laid to lawn with a variety of mature shrubs and plants with a small pond feature. Pedestrian access via side gate and a paved patio area adjoins the rear of the property, providing ideal spot for alfresco dining.

Services - Mains Electricity, Water and Drainage

Council Tax - Band C



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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

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Esso station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately 2½ miles into Higher Crackington, continue past the stores on the left hand side and after approximately 400 yards take the right hand turning into Haven Road, take the next right hand turning into Lundy Drive. Continue around the corner whereupon Manor Close will be found on the right hand side, with number 3 on your left hand side after a short distance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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