



Bond
Oxborough
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Changing Lifestyles

11 Hobbacott Rise
Marhamchurch
Bude
Cornwall
EX23 0FD

Asking Price: £425,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

11 Hobbacott Rise, Marhamchurch, Bude, Cornwall, EX23 0FD



- 3/4 BEDROOMS (1 ENSUITE)
- OPEN PLAN ACCOMMODATION WITH UNDERFLOOR HEATING
- RECENTLY EXTENDED BY CURRENT OWNERS
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- STORE ROOM
- GARDENS
- EPC: B
- COUNCIL TAX BAND: C

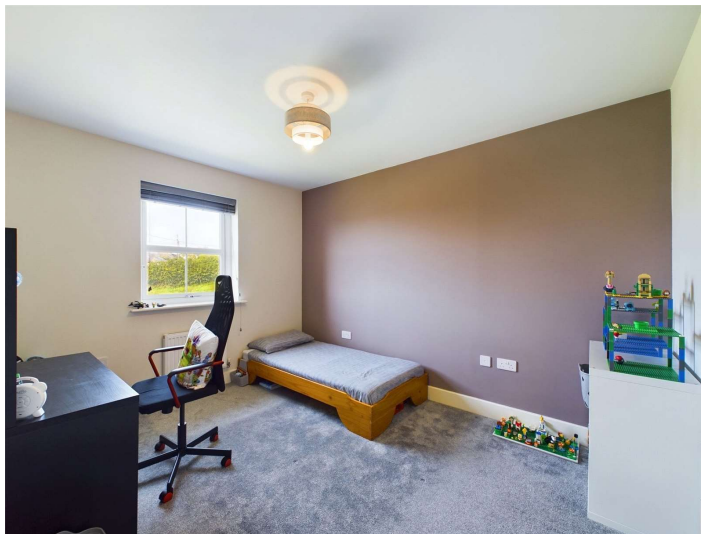


An exciting opportunity to acquire this immaculately presented 3/4 bedroom 1 ensuite semi-detached house in this highly sought after North Cornish Village supporting a useful range of amenities. The residence has been recently extended by the current owners and offers versatile and comfortable accommodation throughout with enclosed rear gardens, off road parking space and useful store.



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Hobbacott Rise sits on the outskirts of the popular and sought after self contained village of Marhamchurch, offering a convenient range of local amenities including community village store, primary school, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 3 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of leisure activities together with many cliff top coastal walks. The bustling market town of Holsworthy lies some 9 miles inland. Launceston is some 15 miles and provides access to the A30 which connects in turn to Okehampton and Exeter with its intercity railway network, airport and link to the M5 motorway.



Property Description

Entrance Hall

Kitchen/Dining Room - An impressive open plan room with under floor heating and dual aspect to front and rear elevations. Superb fitted kitchen comprising a range of base, wall island units and a central island unit with worksurfaces over incorporating composite 1 1/2 sink drainer unit with mixer tap, built in appliances include 4 ring induction hob with extractor hood over, double oven, microwave, dishwasher, washing machine and fridge freezer. Ample space for dining table and chairs. Double glazed French doors to rear garden. Staircase to first floor landing. Built in under stair cupboard.

Lounge Area - Window to rear elevation.

WC - Low flush WC, pedestal wash hand basin and window to side elevation.

First Floor Landing - Built in storage cupboard.

Bedroom 1 - Double bedroom with window to rear elevation.

Ensuite Shower Room - Enclosed shower cubicle with mains fed drench shower over, low flush WC, wall hung wash hand basin and heated towel rail.

Bedroom 2 - Generous double bedroom with Velux skylight and window to front elevation.

Study/Occasional Bedroom - Window to rear elevation. Currently used as an office but could serve as a walk in wardrobe for Bedroom 2 as well as being an occasional bedroom.

Bedroom 3 - Double bedroom with window to front elevation.

Bathroom - Enclosed panel bath with mixer tap and mains fed drench shower over, low flush WC, wall hung wash hand basin, heated towel rail and window to front elevation.

Outside - Approached via an off road parking space providing access to a useful store room. Pedestrian access to the side of the property leads to the enclosed rear garden laid principally to lawn with a patio area adjoining the rear of the residence providing an ideal spot for al fresco dining.

Agents Note - An annual service charge is payable to the management company and is estimated at £370 Per Annum.

Council Tax - Band C. Cornwall council may be subject to change.

EPC - Rating B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Bude towards the A39, turning right into Kings Hill. Upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue into the village and upon reaching the top of Pinch Hill, turn left and continue round the right hand bend with the Bullers Arms on the right hand side. Take the next left hand turning into Hobbacott Lane whereupon the entrance to Hobbacott Rise will be found within a short distance on the right hand side.

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