



Bond
Oxborough
Phillips

Changing Lifestyles

41 Kings Hill
Bude
Cornwall
EX23 8QH

Asking Price: £475,000 Freehold



Changing Lifestyles

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41 Kings Hill, Bude, Cornwall, EX23 8QH

- 4 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- LOW MAINTENANCE GARDENS
- AMPLE OFF ROAD PARKING
- BUILT IN 2015 TO A HIGH SPECIFICATION
- SOLAR PANELS & RAINWATER HARVESTING
- WALKING DISTANCE TO CANAL, BEACHES AND TOWN CENTRE
- EPC: B
- COUNCIL TAX BAND: D



An opportunity to acquire this immaculately presented 4 bedroom (1 ensuite) detached house situated in this very sought after location being within short walking distance to local amenities and beaches. The residence was built in 2015 and offers comfortable accommodation throughout with a high quality finish. Gas fired central heating, solar PV panels and rainwater harvesting system have been installed complemented by double glazed windows throughout. Generous entrance driveway providing ample off road parking. Low maintenance rear gardens.



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The property enjoys a convenient situation lying only a short walk from the canal with the popular Electric Bakery lying en route and approximately a 15 minute walk from the beach and the centre of this popular coastal town. Bude supports a comprehensive range of shopping, schooling and recreational facilities, together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish Coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.



Property Description

Front Porch - 6'5" x 3'4" (1.96m x 1.02m)

Entrance Hall - Built in large storage cupboard. Door to WC.

WC - 5'8" x 2'10" (1.73m x 0.86m)

Concealed cistern WC, corner vanity unit with wash hand basin. Window to front elevation.

Open Plan Living Kitchen area - 32'3" x 19'1" (9.83m x 5.82m)

A light and airy room with Oak flooring throughout. Ample space for dining table and chairs. Staircase rising to first floor landing. Door to Utility Room.

Kitchen - A fitted range of base and wall mounted units with solid white sparkle quartz work surfaces over incorporating 11/2 'Franke' sink drainer unit with mixer taps, space for range oven with extractor hood over, integrated 'Miele' dishwasher, integrated under counter fridge and freezer. Breakfast Bar. Window to front elevation.

Living Area - Windows to rear and side elevations. French double glazed doors leading to outside.

Utility Room - 9'3" x 8'7" (2.82m x 2.62m)

Worksurfaces with ceramic butler sink with modern mixer tap, space and plumbing for washing machine. Space for tall fridge freezer. Door to rear gardens. Door to:

Snug/Bedroom 4 - 10'5" x 8'11" (3.18m x 2.72m)

Double glazed French doors and windows to front elevation.

First Floor Landing

Bedroom 1 - 12'10" x 12'9" (3.9m x 3.89m)

Double bedroom with window to front elevation. Door to:

Ensuite Shower Room - 9'11" x 4' (3.02m x 1.22m)

Enclosed double walk-in shower, vanity unit with inset wash hand basin and low flush WC. Window to side elevation.

Bedroom 2 - 12'9" x 10'3" (3.89m x 3.12m)

Double bedroom with Velux skylight and window to side elevation.

Bedroom 3 - 11'1" x 9'7" (3.38m x 2.92m)

Double bedroom with window to front elevation.

Family Bathroom - 10'6" x 8'2" (3.2m x 2.5m)

Enclosed double shower cubicle, panel bath, pedestal wash hand basin and low flush WC. Built in airing cupboard housing wall mounted gas boiler. Window to rear elevation.

Outside - The property is approached via a tarmac entrance driveway providing ample off road parking with raised beds to sides. Pedestrian access leads to enclosed side and rear elevation being enclosed on all sides by close boarded fences. Low maintenance gardens to the rear comprise of a patio area with gravel adjoining the rear of the property with raised bed borders.

Agents Note - The property benefits from solar PV panels providing electric and hot water top up complemented by a rainwater harvesting system. Solar panels are currently generating around £1000 a year approximately.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(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

Heading out of Bude along The Strand continue to the mini roundabout, turning left along Bencoolen Road, towards the Esso Petrol Station. Turn right into Kings Hill, follow the road up the hill whereupon number 41 will be found after a short distance on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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.

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We are here to help you find
and buy your new home...

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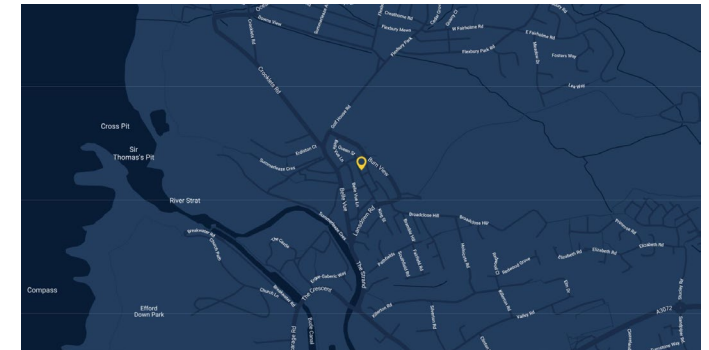
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