



Bond
Oxborough
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Changing Lifestyles

Valley View
Helebridge Road
Marhamchurch
Bude
Cornwall
EX23 0HZ

Asking Price: £425,000 Freehold



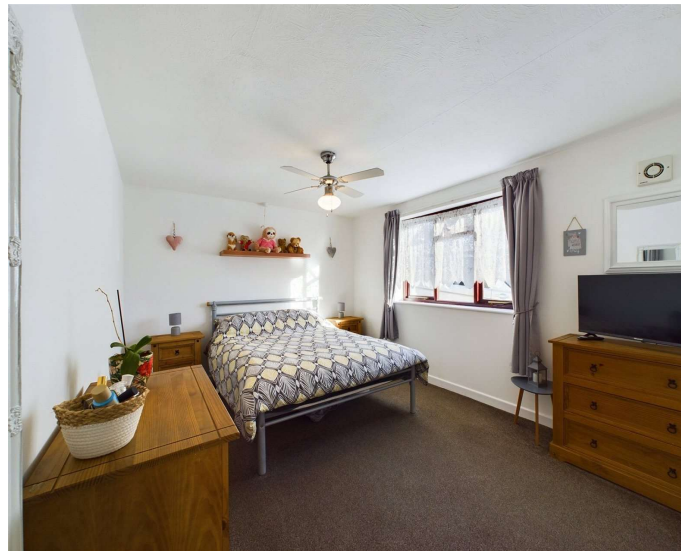
Changing Lifestyles

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Valley View, Helebridge Road, Marhamchurch, Bude, Cornwall, EX23 0HZ



- 2 BEDROOM
- DETACHED BUNGALOW
- GENEROUS PLOT 0.17 ACRES
- SOUGHT AFTER NORTH CORNISH VILLAGE
- ENTRANCE DRIVEWAY PROVIDING EXTENSIVE OFF ROAD PARKING
- DETACHED GARAGE/WORKSHOP
- LARGE REAR GARDENS
- EPC: TBC
- COUNCIL TAX BAND: C



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Situated in the highly sought after North Cornish Village of Marhamchurch we are delighted to present this 2 bedroom detached bungalow occupying a generous plot within walking distance of local amenities. Entrance driveway providing extensive off road parking and access to detached workshop/garage with large rear gardens.

The property enjoys a most pleasant location within this most attractive North Cornish village. The popular coastal resort of Bude is some 2 miles offering a more comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town 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 whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall

Lounge/ Dining Room - 19'11" x 14' (6.07m x 4.27m)

Light and airy reception room with multi fuel burner and windows to front elevation.

Inner Hall - Built in airing cupboard.

Kitchen - 10' x 9'11" (3.05m x 3.02m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps over, recess for gas lpg cooker, space for tall fridge freezer, space and plumbing for washing machine. Window to side elevation.

Bedroom 1 - 13'2" x 10'3" (4.01m x 3.12m)

Double bedroom with built in wardrobes and window to side elevation.

Bedroom 2 - 11'11" x 9'2" (3.63m x 2.8m)

Double bedroom with built in wardrobe and window to rear elevation.

Bathroom - 8'5" x 5'11" (2.57m x 1.8m)

low flush WC, pedestal wash hand basin, Panel bath with mixer taps and shower attachment over. Window to side elevation.

Outside - Low maintenance front garden area with additional parking area adjoining. Entrance gravel driveway with twin timber gates leading to detached garage/workshop. The rear gardens are a generous size and well landscaped being principally laid to lawn with a variety of flower/ shrub beds and mature hedging bordering and providing privacy.

Garage/Workshop - 19'5" x 13'3" (5.92m x 4.04m)

Twin timber entrance doors. Useful storage/workshop area with vehicle inspection pit. Power and light connected.

Store Room - 10'6" x 5'9" (3.2m x 1.75m)

Window to side elevation. Power and light connected. Space for tumble dryer.

Services - Mains Electric, water and drainage.

Council Tax - Band C

EPC - Rating TBC



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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 and turn right into Kings Hill opposite the Esso Filling Station. Upon reaching the A39 take the right hand turning towards Wadebridge ignoring the first turning to Marhamchurch and take the second left hand turning signposted Marhamchurch. Proceed up the hill into Marhamchurch passing St Marwenne Close on the right hand side whereupon after a short distance Valley View will be found on the left hand side with a Bond Oxborough Phillips for sale sign clearly displayed.