



Bond
Oxborough
Phillips

Changing Lifestyles

4 Grenville Close
Kilkhampton
Bude
EX23 9FH

Asking Price: £525,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

4 Grenville Close, Kilkhampton, Bude, EX23 9FH



- 4 BEDROOMS (2 ENSUITE)
- DETACHED BUNGALOW
- WALKING DISTANCE TO VILLAGE LOCAL AMENITIES
- VERSATILE AND SPACIOUS ACCOMMODATION
- IMMACULATLY PRESENTED THROUGHOUT
- ENCLOSED LANDSCAPED REAR GARDENS
- OFF ROAD PARKING
- INTEGRAL GARAGE
- EPC: B
- COUNCIL TAX BAND: E



An exciting opportunity to acquire this immaculately presented 4 bedroom (2 ensuite) detached bungalow situated within walking distance of this popular North Cornish village which supports a comprehensive range of local amenities. Offering versatile and spacious accommodation throughout with superb low maintenance landscaped rear gardens, off road parking and integral garage. EPC Rating B. Council Tax band E.



Changing Lifestyles

01288 355 066
bude@boproperty.com



Grenville Close enjoys a pleasant location on the edge of this self contained rural village, situated within walking distance of the centre offering local amenities including Co-Op, village store, places of worship, primary school, and popular local Inns, etc. The coastal town of Bude is some 5 miles supporting an extensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches offering a whole host of watersports and leisure activities together with breathtaking clifftop coastal walks. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford lies some 24 miles in a north easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Property Description

Entrance Porch

Entrance Hall - Useful built in cupboards housing hot water cylinder and storage cupboard.

Living Room

16'8" x 13' (5.08m x 3.96m)
A light and airy dual aspect reception room with feature fireplace housing electric fire. Double glazed French doors lead out to the landscaped rear gardens.

Kitchen/Breakfast Room

15' x 14'1" (4.57m x 4.3m)
A superb fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with mixer taps, integrated Zanussi appliances include 4 ring induction hob, extractor hood, double oven, microwave and dishwasher. Built in fridge freezer. Ample space for dining table with window and French doors to rear elevation.

Utility Room

9'11" x 5'4" (3.02m x 1.63m)
Base mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps over, space and plumbing for washing machine, tumble dryer and under counter fridge. Door to Garage and door to rear garden.

Bedroom 1

20'3" (Max) x 10'7" (6.17m (Max) x 3.23m)
Double bedroom with a useful range of built in wardrobes and cupboard drawers. Window to front elevation.

Ensuite Shower Room

8'5" x 4'10" (2.57m x 1.47m)
Double walk in shower with mains fed drench shower over, low flush WC, vanity unit with inset wash hand basin and window to side elevation.

Bedroom 2

11'10" x 9'9" (3.6m x 2.97m)
Double bedroom with window to front elevation.

Ensuite

7'5" x 3'10" (2.26m x 1.17m)
Double enclosed shower cubicle with mains fed shower over, low flush WC and wall hung wash hand basin.

Bedroom 3

10'2" x 9'10" (3.1m x 3m)
Double bedroom with window to front elevation.

Bedroom 4/Dining Room

10'8" x 10'5" (3.25m x 3.18m)
Window to rear elevation.

Bathroom

7'4" x 5'7" (2.24m x 1.7m)
Panel bath with mixer taps, pedestal wash hand basin and low flush WC.

Outside - Brick paved entrance driveway provides off road parking and access to the integral garage with low maintenance gravel front gardens. Pedestrian gate leads to the side of the property and the landscaped rear gardens which enjoy a sunny south westerly aspect. Generous brick paved patio areas provide an ideal spot for al fresco dining with the rest of the gardens being laid to gravel to provide ease of maintenance. Useful Summerhouse.

Garage

19'7" x 9'9" (5.97m x 2.97m)
Up and over vehicle entrance door. Power and light connected. Wall mounted oil fired boiler.

EPC - Rating B

Council Tax - Band E



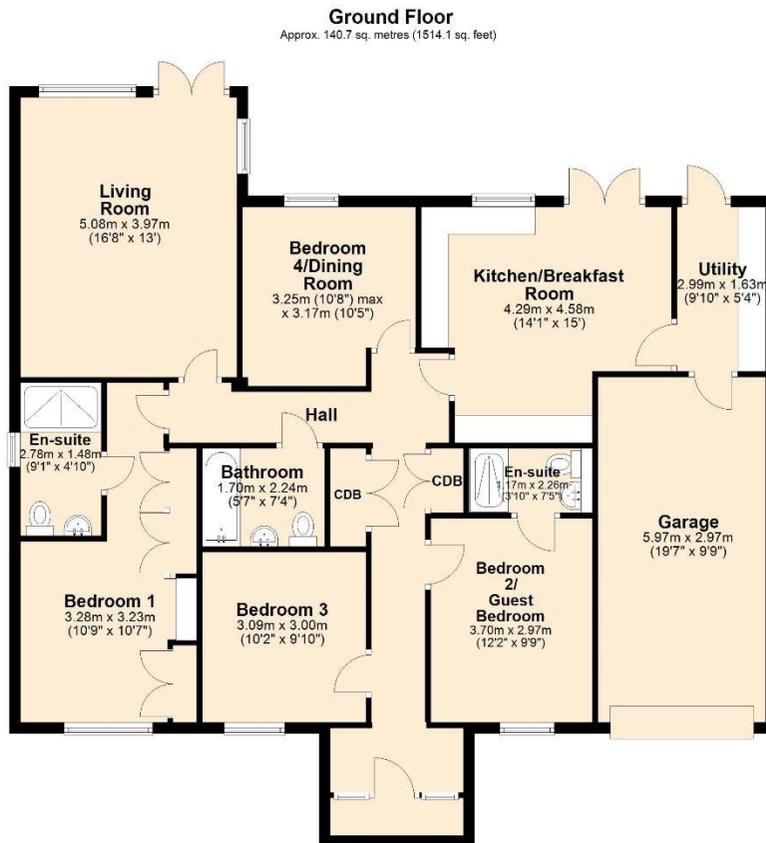
4 Grenville Close, Killhampton, Bude, EX23 9FH



Changing Lifestyles

01288 355 066
bude@boproperty.com

4 Grenville Close, Kilkhampton, Bude, EX23 9FH



Total area: approx. 140.7 sq. metres (1514.1 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(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

From Bude town centre proceed out of the town towards Stratton, upon reaching the A39 turn left signposted Bideford, continue for approximately 4 miles towards Kilkhampton. Continue driving through the centre of the village and just before leaving the village the entrance to Grenville Close will be found on your right hand side. Proceed into the cul de sac and number 4 will be found after a short distance on your right hand side.

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.

Changing Lifestyles

01288 355 066
bude@boproperty.com

4 Grenville Close, Killhampton, Bude, EX23 9FH

Changing Lifestyles

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

34 Queen Street
Bude
Cornwall
EX23 8BB
Tel: 01288 355 066
Email: bude@bopproperty.com

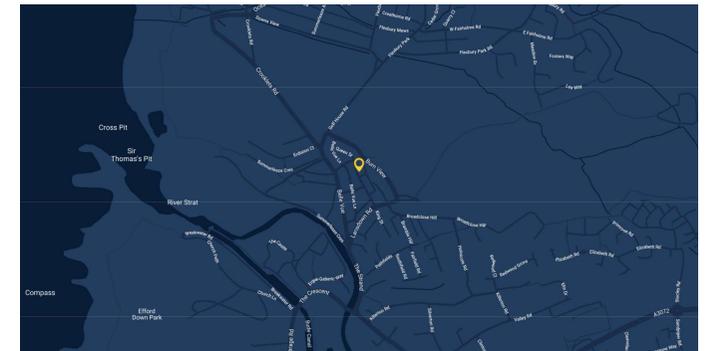
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01288 355 066
bude@bopproperty.com