

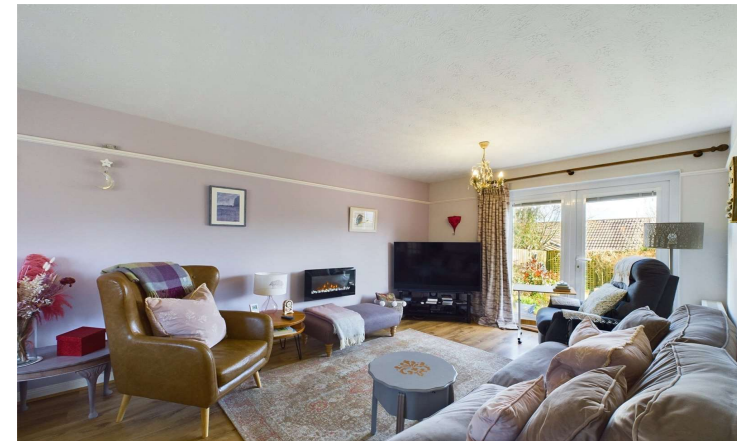


Bond
Oxborough
Phillips

Changing Lifestyles

4 Manor Close
Crackington Haven
Bude
Cornwall
EX23 0PH

Asking Price: £360,000 Freehold



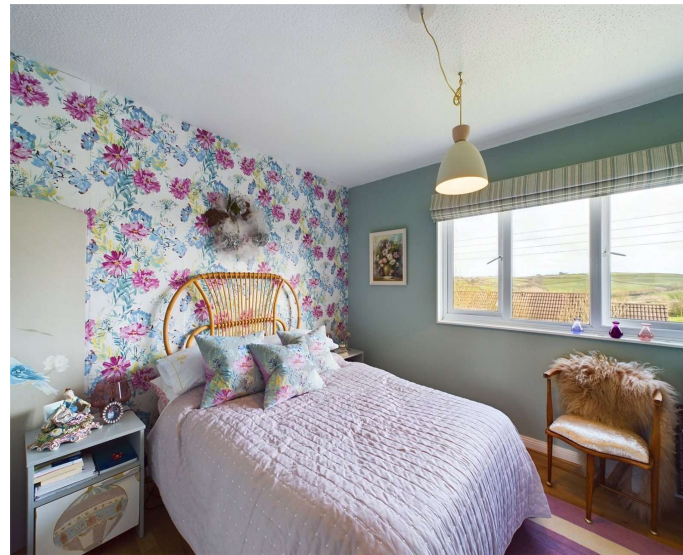
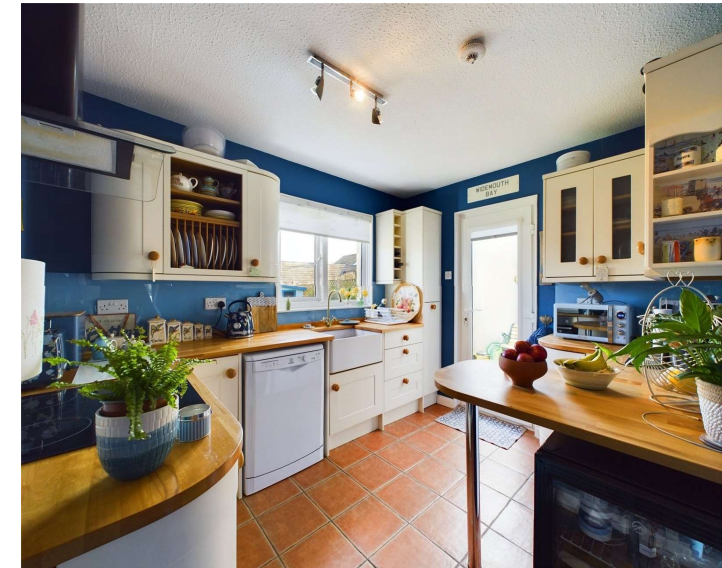
Changing Lifestyles

01288 355 066
bude@boproperty.com

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



- 3 BEDROOM RESIDENCE
- LINK DETACHED
- IMMACULATELY PRESENTED
- FRONT AND ENCLOSED REAR GARDENS
- AMPLE OFF ROAD PARKING
- GARAGE
- WALKING DISTANCE OF VILLAGE SHOP
- CLOSE TO POPULAR LOCAL BEACH
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: TBC
- COUNCIL TAX BAND: C



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Enjoying a pleasant cul de sac position in this sought after North Cornish coastal village, within a short distance to the coastline and local beauty spots is this immaculately presented 3 bedroom link detached house offering comfortable living space throughout and benefitting from double glazed windows. Level front and enclosed rear gardens, entrance driveway providing ample off road parking and garage. Virtual tour available upon request. EPC TBC. Council Tax Band C.

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 breathtaking 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.

Entrance Porch - 10'2" x 2'10" (3.1m x 0.86m)

Entrance Hall - Staircase to first floor landing.

Living Room - 20'7" x 10'8" (6.27m x 3.25m)

A light and airy dual aspect reception room with double glazed French doors to rear elevation.

Kitchen - 10'8" x 9'1" (3.25m x 2.77m)

A fitted range of base and wall mounted units with wood work surfaces over incorporating inset belfast sink with mixer tap over, 4 ring hob, built in oven, space and plumbing for dishwasher and space for under counter fridge. Breakfast bar. Window to rear elevation and door to outside.

WC - 4'9" x 4'9" (1.45m x 1.45m)

Wall hung wash hand basin with circular glass wash hand basin, low flush WC and internal window.

First Floor Landing - Built in airing cupboard.

Bedroom 1 - 10'8" x 10'7" (3.25m x 3.23m)

Double bedroom with window to front elevation.

Bedroom 2 - 10'9" x 9'7" (3.28m x 2.92m)

Double bedroom with window to rear elevation enjoying countryside views.

Bedroom 3 - 10'6" x 6'2" (3.2m x 1.88m)

Window to rear elevation enjoying pleasant countryside views.

Shower Room - 10'9" x 4'9" (3.28m x 1.45m)

Double enclosed shower cubicle with mains fed shower over, wall hung vanity unit with inset wash hand basin, low flush WC, heated towel rail, underfloor electric heating and opaque glazed window to front elevation.

Outside - Front entrance driveway providing parking area and leading to garage with level front gardens laid to lawn. At the rear of the residence is a generous enclosed garden principally laid to lawn with adjoining patio area. Bordered by a variety of mature shrubs and trees with panelled fence providing privacy.

Garage - 16'8" x 8'6" (5.08m x 2.6m)

Up and over vehicle entrance door, power and light connected. Space and plumbing provided for washing machine. Pedestrian door to rear.

Services - Mains electricity, water and drainage. Thermostatically controlled 'Fischer' electric radiators.

Council Tax - Band C

EPC - Band 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, turning right into Kings Hill after passing the Shell 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 4 on your left hand side after a short distance.

Mobile Coverage



Broadband

