

Hillcrest
Launcells
Bude
Cornwall
EX23 9LJ

Asking Price: £425,000
Freehold



Changing Lifestyles

01288 355 066
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Hillcrest, Launcells, Bude, Cornwall, EX23 9LJ



- 3 BEDROOMS
- WELL PRESENTED DETACHED BUNGALOW
- PEACEFUL RURAL LOCATION
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING
- PLEASANT GARDENS
- COUNTRYSIDE VIEWS
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED
- EPC RATING: D
- COUNCIL TAX BAND: D



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An opportunity to acquire this well presented 3 bedroom detached bungalow, enjoying a spectacular rural setting on the Cornwall/Devon border only 20 minutes from the very popular coastal town of Bude. The property benefits from ample off road parking to the front of the property, detached garage, gardens and stunning countryside views. Offered with no onward chain. EPC Rating D. Council Tax Band D.

Hillcrest is situated a short distance from a number of local beauty spots, most notably the Upper and Lower Tamar Lakes which offers a range of additional recreational facilities. The small unspoilt market town of Stratton is only 4 miles away with its traditional amenities including Health Centre, popular Pubs, Post Office, Shops, etc. Bude with its many amenities including sandy surfing beaches, Golf Course, Swimming Pool, complex, etc. is some 5 miles. The neighbouring village of Kilkhampton, giving convenient access to the A39, is 3.5 miles whilst Bradworthy is some 5 miles. The self contained market town of Holsworthy is also approximately 9 miles. Launceston, Cornwall's ancient capital, and the A30 dual carriageway is some 18 miles. Okehampton and Dartmoor are some 26 miles whilst the cathedral city of Exeter with its Inter City rail and motorway links is some 45 miles.

Entrance Porch - 5'10" x 5'10" (1.78m x 1.78m)
Window to side elevation.

Utility Room - 6'10" x 5'10" (2.08m x 1.78m)
Fitted worktop with base and wall units. Floor mounted oil boiler. Space and plumbing for washing machine. Loft access hatch. Window to side elevation.

Kitchen/Dining Room - 14'1" Max x 15'11" (4.3m Max x 4.85m)
Comprising a range of base and wall units with laminate worktops over incorporating a sink/drain unit with mixer tap. Integrated electric hob and cooker with extractor hood over. Space for fridge/freezer. Ample space for dining table. Two windows to front elevation overlooking front garden.

Living Room - 12'10" x 9'11" (3.9m x 3.02m)
Open fireplace with window to the front elevation and box bay window to the side elevation.

Hallway - Doors to all bedrooms and bathrooms.

Rear Porch - Sliding doors to the side elevation leading into gardens.

Bedroom 1 - 12'9" x 9'11" (3.89m x 3.02m)
Double bedroom with box bay window to side elevation.

Bedroom 2 - 12'9" x 8'8" (3.89m x 2.64m)
Window to rear elevation.

Bedroom 3 - 11'11" x 8'9" (3.63m x 2.67m)
Window to rear elevation.

Bathroom - 6'9" x 5'11" (2.06m x 1.8m)
Enclosed panel bath with shower over, pedestal wash hand basin, WC and frosted window to the side elevation. Built in storage cupboard.

Garage - 18'8" Max x 17'1" (5.7m Max x 5.2m)
Up and over garage door with power, light and water connected. WC with window to rear elevation and wash hand basin.

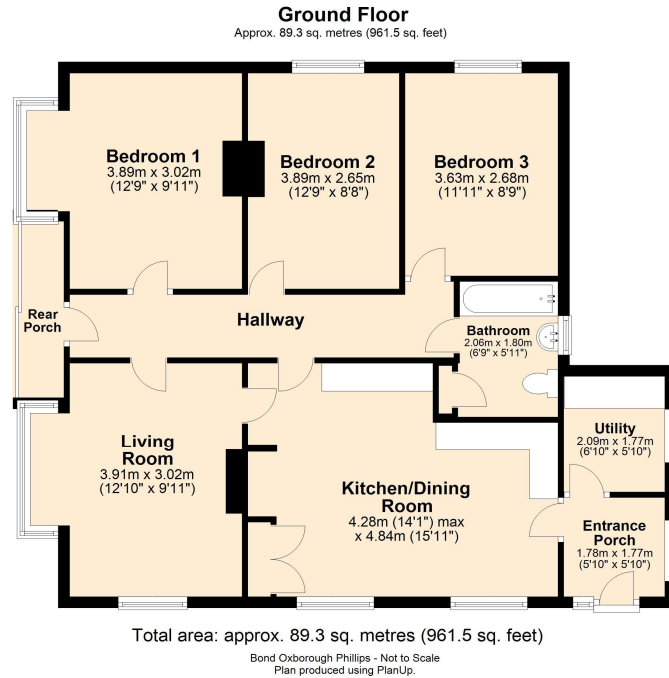
Outside - Approached via cattle grid as well as pedestrian gate, leading into the tarmacked driveway with ample parking for several cars. Garden to front and side principally laid to lawn with wall and mature hedges bordering. At the rear of the property, enjoying far reaching countryside views, is a paved and gravelled low maintenance seating area with close board fencing. There is also a useful timber shed and greenhouse.

Services - Mains Water and Electric. Oil fired heating and private drainage.

EPC - Rating D.

Council Tax - Band D.



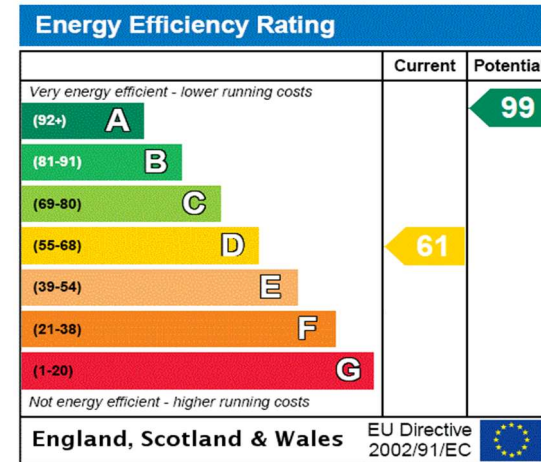


Have a property to sell or let?

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 upon reaching the A39 turn left, after approximately ¼ mile take the right hand turn onto the A3072 towards Holsworthy. Upon reaching Red Post turn left signposted Kilkhampton and continue for approximately 1.7 miles, passing through Grimscott, taking the right hand turn at the cross roads signposted Pigsdon Quarry. Proceed for approximately a mile, where the property will be found on your left hand side with a for sale board clearly displayed.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Ultrafast 3 Mbps
1000 Mbps