



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Westland Close  
West Street  
Kilkhampton  
Bude  
Cornwall  
EX23 9QW

**Asking Price: £425,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

3 Westland Close, West Street, Kilkhampton, Bude, Cornwall, EX23 9QW



- DETACHED FAMILY HOME
- BRAND NEW BUILD
- 4 BEDROOMS (1 EN-SUITE)
- VILLAGE LOCATION
- AIR SOURCE UNDERFLOOR HEATING
- GARAGE
- OFF ROAD PARKING
- REAR ENCLOSED GARDEN
- EPC RATING –B
- COUNCIL TAX BAND -TBA



**An exciting opportunity to acquire this brand new 4 bedroom (1 ensuite) detached residence situated in the sought after North Cornish village of Kilkhampton, supporting a wide range of amenities yet within a short drive to local beaches, beauty spots and the coastal town of Bude. The property offers versatile and spacious accommodation throughout and briefly comprises an open plan kitchen/dining area/lounge, utility room, WC, 4 bedrooms (1 ensuite), family bathroom, garage, off road parking and garden. Viewings highly recommended.**



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The property enjoys a pleasant location within this self contained rural village, situated within level 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.



# Internal Description

## **Entrance Hall** - 8'2" x 6' (2.5m x 1.83m)

Modern anthracite grey entrance door. Tiled flooring throughout with underfloor heating. Oak staircase to first floor landing. Oak veneered doors to WC and open plan lounge/dining area. Electric fuse board.

## **WC** - 6'2" x 3'11" (1.88m x 1.2m)

Frosted window to the side elevation. Low level WC with vanity unit and hand wash basin over. Tiled Flooring throughout with underfloor heating.

## **Kitchen** - 9'11" x 8'7" (3.02m x 2.62m)

A range of base and larder units with Quartz worktops over incorporating a 4 ring electric hob with extractor hood over stainless steel sink, inset drainer and mixer tap. Integrated eye level double oven, fridge/freezer and dishwasher. Window to the rear elevation overlooking the garden. Opening onto;

## **Open Plan Lounge/Dining Area** - 34'11" x 14'1" (10.64m x 4.3m)

An impressive open plan room with tiled flooring throughout and under floor heating. Benefitting from anthracite grey bi-fold doors to the rear elevation leading into the garden and a further anthracite full height window to the front elevation. Oak veneered doors to utility room and entrance hall.

## **Utility Room** - 8'1" x 6'1" (2.46m x 1.85m)

Modern anthracite grey door to the side elevation. A range of base units with Quartz worktops over incorporating a

stainless steel sink, inset drainer and mixer tap. Space and plumbing for washing machine.

**First Floor Landing** - Large anthracite grey picture window to the side elevation flooding the oak staircase with natural light. Oak veneered doors to bedrooms and bathroom. Storage cupboard housing pressurised water tank. Loft hatch.

## **Bedroom 1** - 14' x 13'5" (4.27m x 4.1m)

Anthracite grey window to the rear elevation. Oak veneered door to ensuite.

## **Ensuite** - 6'11" x 4'9" (2.1m x 1.45m)

Comprising of a large enclosed shower cubicle with mains fed waterfall shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Anthracite grey frosted window to the side elevation. Extractor fan.

## **Bedroom 2** - 13'11" x 10' (4.24m x 3.05m)

Anthracite grey full height window to the front elevation.

## **Bedroom 3** - 15'7" x 8'11" (4.75m x 2.72m)

Anthracite grey full height window to the rear elevation.

## **Bedroom 4** - 12'8" x 8'4" (3.86m x 2.54m)

Anthracite grey full height window to the front elevation.

## **Bathroom** - 10'1" x 5'2" (3.07m x 1.57m)

This spacious family bathroom comprises an enclosed panel bath with mains fed waterfall shower over and

vanity unit with low level WC and hand wash basin over. Chrome heated towel rail. Extractor fan. Anthracite grey frosted window to the side elevation.

## **Garage** - 2'4" x 10'3" (0.7m x 3.12m)

Electric roller garage door to the front elevation with a pedestrian door to the side elevation onto the garden. Light and power connected.

**Services** - Mains electric and water. Private drainage via a treatment plant. Air source heat pump. Underfloor heating to the ground floor with radiators to the first floor.

**Outside** - To the front of the property is a brick paved drive way providing off road parking and access to garage. A path leads to the front entrance door and to a side pedestrian gate providing access to rear garden. The rear garden is mainly laid to lawn with a large patio area providing the perfect space for al fresco dining. Pedestrian door to garage.

**EPC Rating** - B

**Council Tax Band** - TBA

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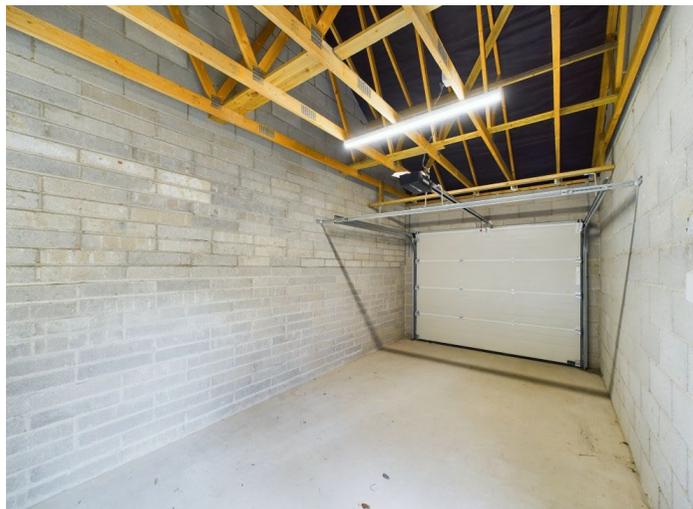
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton. Upon entering the centre of the village take the left hand turning into West Street. Proceed along West Street and turn left into Westland Close which is located near the bottom of the hill just after Westlands Nursery, turn into the close and the property will be located on the 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.

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

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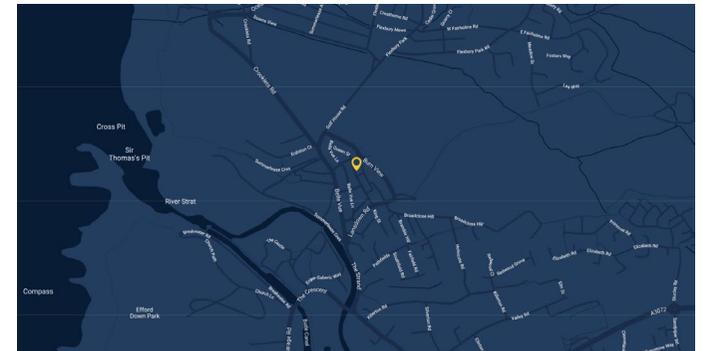
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to provide you with a free valuation of your home.

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