



Bond
Oxborough
Phillips

Changing Lifestyles

11 Penhalt Cottages
Penstowe Road
Kilkhampton
Bude
EX23 9QY

Asking Price: £65,000 Leasehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

11 Penhalt Cottages, Penstowe Road, Kilkhampton, Bude, EX23 9QY



- 2 BEDROOM MID TERRACE HOUSE
- 8 MONTH HOLIDAY RESTRICTION
- COMMUNAL PARKING AND GARDENS
- USE OF PARK FACILITIES
- VILLAGE LOCATION
- FANTASTIC INVESTMENT PROPERTY
- EPC RATING – TBC
- COUNCIL TAX BAND - TBA



A fantastic opportunity to acquire this 2 bedroom holiday cottage with an 8 month holiday restriction, situated in the sought after North Cornish village of Kilkhampton. Benefiting from communal off road parking and located only a short drive from the popular coastal town of Bude. The property is fully equipped and readily available for immediate use or letting. EPC Rating- TBC. Council Tax Band - TBA.



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Penstowe Park Holiday Village is situated on the fringe of the self-contained village of Kilkhampton which offers a comprehensive range of everyday amenities including post office, two village stores, butchers, food takeaway outlets, two public houses, places of worship, holiday and health resort and excellent primary school.

The A39 runs through the village providing excellent road access north to the larger towns of Bideford and Barnstaple.

Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5.

The coastal town of Bude is located approximately four miles to the south and offers a wide range of shopping, banking and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

Kitchen/Living/Dining Area - 18'3" x 13'8" (5.56m x 4.17m)

UPVC entrance door. This open plan living/dining area offers ample space for a suite and family dining table. Feature fireplace housing an electric fire with wooden mantel. Dual aspect windows to front and rear elevations. Stairs leading to first floor landing. Under stair

cupboard. The kitchen comprises a range of base units with laminate worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker and under counter fridge.

First Floor Landing - Doors leading to bedrooms and bathroom.

Bedroom 1 - 13'3" x 8'6" (4.04m x 2.6m)
Double bedroom with built in storage cupboard. Window to front elevation.

Bedroom 2 - 9'7" x 7'8" (2.92m x 2.34m)
Window to rear elevation.

Bathroom - 5'11" x 5'9" (1.8m x 1.75m)
Comprising an enclosed panel bath with electric shower over, low level WC and pedestal hand wash basin. Velux window to rear elevation. Extractor fan.

Outside - Communal gardens surround the property and communal parking can be found to the left hand side of the property.

Services - Mains electricity, drainage & water (metered). Drainage via site private disposal system.

EPC Rating - TBC

Council Tax Band - The property is currently being used as a holiday let.

Agents Note - Restricted to holiday use only for 8 months of the year. The vendor advises the lease and maintenance/service charge is £2600 in total per annum and is due every March and covers emptying of dustbins, mowing of lawns, CCTV cameras, the provision of electricity etc. The current vendor has advised she has paid all charges up to date for this year.

The bungalow is being sold as seen with all fixtures and fittings. All site fees, tenure information and occupancy details are given as a guide only and should be confirmed by solicitor.

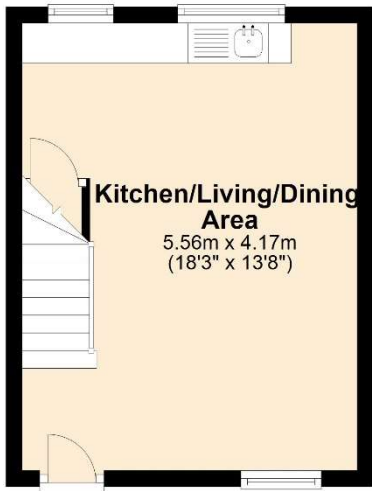


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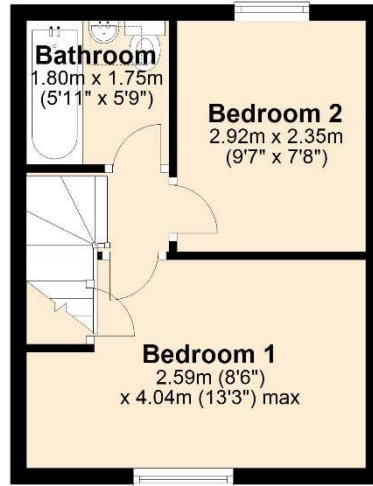
Ground Floor

Approx. 22.8 sq. metres (245.9 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



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.

Total area: approx. 46.0 sq. metres (494.7 sq. feet)

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

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left sign posted Bideford. Continue along this road for approximately 4½ miles and before entering the village of Kilkhampton take the left hand turning into Penstowe Road, continue down this road for a short while and number 11 can be found on the left hand side.

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