



Bond
Oxborough
Phillips

Changing Lifestyles

28 North Close
Kilkhampton
Bude
Cornwall
EX23 9RQ

Asking Price: £275,000 Freehold



Changing Lifestyles

01288 355 066
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28 North Close, Kilkhampton, Bude, Cornwall, EX23 9RQ



- END-TERRACE FAMILY HOME
- 3 BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- WRAP-AROUND GARDENS
- DRIVEWAY PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- PROPERTY SUBJECT TO LOCAL 106 RESTRICTION
- EPC - D
- COUNCIL TAX BAND – B



An opportunity to acquire this 3 bedroom end terrace house in the sought after village of Kilkhampton supporting a useful range of amenities whilst being a short drive from the North Cornish Coast and Town of Bude.

The property briefly comprising a kitchen/diner, lounge, utility room, WC, 3 bedrooms and family bathroom. Generous rear gardens with sea and countryside views and driveway to the front of the property. Viewings highly recommended. EPC Rating – D. Council Tax Band – B.



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The property is situated a short walk from the centre of this self-contained North Cornish rural village supporting a useful range of local amenities including places of worship, village stores, post office, local butchers, primary school and popular local inns, etc. The popular coastal town of Bude is some 5 miles lying amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The town itself supports a comprehensive range of shopping, schooling and recreational facilities together with its 18-hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 11'6" x 2'11" (3.5m x 0.9m)

Doors to kitchen/diner and lounge. Stairs to first floor landing.

Lounge - 16'8" x 11'11" (5.08m x 3.63m)

This light and airy room benefits from a double aspect with windows to the front and rear elevations. Centre fire place with wall mounted electric fire.

Kitchen/Dining Room - 16'8" x 14'3" (5.08m x 4.34m)

This modern kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Freestanding cooker and tall fridge/freezer. Ample space for large family dining table. Door to rear porch. Windows to the front and rear elevation.

Rear Porch - 7'3" x 4'7" (2.2m x 1.4m)

Doors to utility room, WC and store. Upvc door to rear garden.

Utility Room - 10'1" x 3'6" (3.07m x 1.07m)

Windows to the side elevations. Laminate roll edge worktops with space and plumbing for washing machine and tumble dryer.

WC - 5'5" x 2'8" (1.65m x 0.81m)

Frosted window to side elevation. Low level WC.

Store - 5'5" x 4'3" (1.65m x 1.3m)

Ample shelving.

First Floor Landing - Doors to bedrooms and bathroom.

Two windows to the rear elevation with far reaching views.

Bedroom 1 - 11'6" x 9'11" (3.5m x 3.02m)

Window to the front elevation. Fitted wardrobe.

Bedroom 2 - 12' x 11'6" (3.66m x 3.5m)

Window to the front elevation. Built in wardrobes.

Bedroom 3 - 9'1" x 7'8" (2.77m x 2.34m)

Window to the rear elevation with far reaching views.

Bathroom - 7'11" x 4'10" (2.41m x 1.47m)

Comprising an enclosed panel bath with electric shower over, low level WC and vanity unit with hand wash basin over. Frosted to rear elevation.

Services - Mains electric, water and drainage. Air source heating.

Outside - To the front of the property is a gravelled driveway providing off road parking for two cars. A pedestrian gate leads to a large wrap around garden which is laid to lawn and offers far reaching sea and countryside views.

Agents Note - The property is subject to a local 106 restriction and any purchaser would need to have lived within Cornwall for the last 3 years and completion cannot take place until mid-October 2024.



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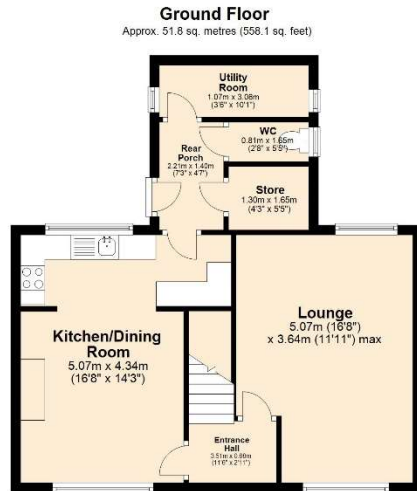


Have a property to sell or let?

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.



Total area: approx. 92.4 sq. metres (994.7 sq. feet)

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

Directions

From Bude town centre proceed out of town towards Stratton. upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village turning right into North Close, continue through the development and the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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