



Bond
Oxborough
Phillips

Changing Lifestyles

26 Rosecott Park
Kilkhampton
Bude
Cornwall
EX23 9QG

Asking Price: £399,950 Freehold



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01288 355 066
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26 Rosecott Park, Kilkhampton, Bude, Cornwall, EX23 9QG



- 2 BEDROOM (1 ENSUITE)
- DETACHED BUNGALOW
- VERSATILE AND SPACIOUS ACCOMMODATION
- FRONT AND ENCLOSED REAR GARDENS
- ENTRANCE DRIVE AND GARAGE
- AMPLE OFF ROAD PARKING
- WALKING DISTANCE OF LOCAL VILLAGE AMENITIES
- EPC: D
- COUNCIL TAX BAND: D



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Enjoying a most pleasant location situated within a level walk of the popular village of Kilkhampton, we are proud to present this spacious 2 bedroom (1 ensuite) detached bungalow with generous sized well maintained gardens. The residence offers superbly presented versatile accommodation throughout with double glazed windows throughout and complemented by oil fired central heating. Driveway providing ample off road parking area and access to garage. Council Tax Band D. EPC Rating D.

The property is situated in the sought after village of Kilkhampton which supports a range of local village amenities, including Village Stores, Post Office, Primary School, local Inn, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles away which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is 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.

Entrance Hall - Useful built in storage cupboard and airing cupboard housing hot water cylinder.

Living Room - 17'8" x 11'2" (5.38m x 3.4m)
Light and airy reception room with window to rear elevation and double French doors to Conservatory. Door to:

Dining Room - 14'6" x 9'10" (4.42m x 3m)
Ample space for dining table and chairs with window to side elevation and double glazed French doors to rear garden. Leads to:

Kitchen - 11'8" x 9'11" (3.56m x 3.02m)
A fitted range of base and wall mounted units with granite work surfaces over incorporating 11/2 composite sink drainer unit with modern mixer tap, 4 ring 'Hotpoint' ceramic hob with extractor over, built in high level double oven/grill combi. Integrated slimline dishwasher and undercounter fridge. Window to front elevation. Door to Utility Room and Garage.

Conservatory - 10'3" (3.12) (Max) x 8'6" (2.6) (Max)
Double glazed windows and French double doors overlooking rear gardens.

Bedroom 1 - 13'8" (Max) x 11'8" (4.17m (Max) x 3.56m)
Double bedroom with built in wardrobes and Bow window to front elevation.

Ensuite - 8'11" x 5'6" (2.72m x 1.68m)
Enclosed double shower cubicle with mains fed shower over, Vanity unit with inset wash hand basin and concealed cistern wc. Heated towel rail and window to front elevation.

Bedroom 2 - 12'9" (Max) x 11'8" (3.89m (Max) x 3.56m)
Double bedroom with built in wardrobes and window to rear elevation.

Bathroom - 9'2" x 6'6" (2.8m x 1.98m)
Enclosed panel bath with mixer taps and shower attachment, vanity unit with inset wash hand basin and concealed cistern wc. Heated towel rail and window to front elevation.

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Utility Room - 7'8" x 5'9" (2.34m x 1.75m)
Base mounted units with work surface over incorporating composite sink drainer unit with mixer tap, space and plumbing for washing machine. Window to side elevation. Door to rear garden. Door to:

Garage - 19'1" x 8'9" (5.82m x 2.67m)
Electric up and over vehicle entrance door, window to side elevation. Floor mounted Grant oil boiler. Power and light connected.

Outside - Approached over a entrance drive providing ample off road parking and access to garage. Gravel front garden laid for ease of maintenance. Pedestrian side access to the rear of the property leads to the enclosed gardens with a paved seating area adjoining the rear of the dwelling providing an ideal spot for al fresco dining. Low maintenance gravel areas and artificial lawn.

Services - Mains electric, water and drainage. Oil fired central heating.

EPC - Rating D

Council Tax - Band D



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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 and upon reaching the A39 turn left signposted Bideford, continue for approximately 4 miles towards Kilkhampton and upon entering the village take the right hand turning signposted Holsworthy and proceed for approximately 150 yards whereupon the entrance to Rosecott Park will be found on the left hand side. Proceed into Rosecott Park and continue for a short distance whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

