



Bond
Oxborough
Phillips

Changing Lifestyles

1 Knot Court
Bude
EX23 8FN

Asking Price: £245,000 Freehold



Changing Lifestyles

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bude@boproperty.com

1 Knot Court, Bude, EX23 8FN



- 2 BEDROOM COACH HOUSE
- SOUGHT AFTER CONVENIANT LOCATION.
- GARAGE AND ALLOCATED PARKING SPACE
- REAR ENCLOSED GARDENS
- REMAINDER OF 10 YEAR NHBC
- COUNCIL TAX BAND B
- EPC RATING B



An opportunity to acquire this well presented 2 bedroom coach house enjoying the most convenient location within this sought after North Cornish town. The residence benefits from an off road parking space, enclosed garden and gas fired central heating throughout. This property would be well suited as an investment property whilst equally appealing as a comfortable home. EPC rating B. Council tax band B.



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The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Stairs leading to:

Kitchen/dining/Living area - 19'11" x 18'8" (6.07m x 5.7m)

A fitted range of modern base and wall mounted units with work surfaces over with stainless steel/sink drainer unit with mixer taps over and 4 ring gas hob and extractor hood over. Integrated electric over, fridge and freezer and washing machine. Ample space for dining table and chairs as well as a living suite. Velux style windows and window to front elevation. Door leading to landing.

Landing - 7'1" x 6'4" (2.16m x 1.93m)

Doors to bedrooms, bathroom and storage cupboard.

Bedroom 1 - 13'5" x 9'11" (4.1m x 3.02m)

Spacious double bedroom. Window to front elevation.

Bedroom 2 - 9'10" x 9'8" (3m x 2.95m)

Window to front elevation.

Bathroom - 6'2" x 9'11" (1.88m x 3.02m)

Enclosed shower cubicle with mains fed shower head over, low level WC and pedestal hand wash basin. Airing cupboard. Extractor fan. Velux style window.

Garage - 20' x 10'6" (6.1m x 3.2m)

Up and over garage door to front elevation housing the boiler. Light and power connected.

Outside - To the front of the property there is a parking space in front of the garage. Pedestrian access to the generous enclosed garden mainly laid to lawn.

Services - Mains water, gas, electric and drainage.

EPC - Rating B.

Council Tax Band - B.

Agents note - The residence benefits from the remainder of a 10 year NHBC guarantee.

Maintenance Charge - To be confirmed.

Mobile Coverage		Broadband	
EE	●	Basic	11 Mbps
Vodafone	●	Superfast	59 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗





Total area: approx. 93.8 sq. metres (1009.9 sq. feet)

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

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.

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

Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrison's roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Wigeon Road taking the next left hand turn into Fulmar Road. Follow the road toward the end take the right hand turn into the Knot Court where number 1 will be found ahead on the left hand side.