



Bond
Oxborough
Phillips

Changing Lifestyles

29 Pinch Hill
Marhamchurch
Bude
Cornwall
EX23 0ER

Guide Price: £225,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

29 Pinch Hill, Marhamchurch, Bude, Cornwall, EX23 0ER



- 1 BEDROOM
- SEMI DETACHED BUNGALOW
- AMPLE BUILT IN STORAGE
- FRONT AND ENCLOSED REAR GARDENS
- SITUATED IN A POPULAR NORTH CORNISH VILLAGE
- WALKING DISTANCE OF VILLAGE SHOP AND PUB
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: A



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Situated within the sought after North Cornish village of Marhamchurch, An opportunity to acquire a 1 bedroom semi detached bungalow available with no onward chain. Good sized front and enclosed rear gardens. The property briefly comprises of a living room, kitchen, double bedroom, bathroom, conservatory, front and rear gardens. The property would suit a variety of buyers and is situated within a stones throw of the village shop and pub. EPC RATING - D. COUNCIL TAX - A.

The property enjoys a tucked away, pleasant location in the centre of this most attractive self-contained village offering a convenient range of local amenities including, places of worship and popular local inn, etc. The popular coastal resort of Bude is some 2 miles offering a wider and comprehensive range of shopping, schooling and recreational facilities including its leisure centre and 18 hole Links Golf Course etc. The town itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches supporting a whole host of water sports and leisure activities together with many cliff top coastal walks etc. The bustling market town of Holsworthy lies some 9 miles inland whilst the port and market town of Bideford is some 30 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch

Entrance Hall - A range of built in storage cupboards including an airing cupboard housing hot water cylinder and a large L shaped cupboard.

Living Room - 12'3" x 12'3" (3.73m x 3.73m)
Window to front elevation.

Kitchen - 10'4" x 8'4" (3.15m x 2.54m)
A fitted kitchen comprising a range of base mounted units with work surfaces over incorporating stainless steel sink/drainage unit with mixer tap over, space for oven, undercounter fridge/freezer and space and plumbing for washing machine. UPVC double glazed windows to rear elevation and door to the conservatory/rear porch.

Bedroom - 11'8" x 9'7" (3.56m x 2.92m)
Double bedroom with window to rear elevation.

Conservatory/Rear Porch - 7'3" x 3'7" (2.2m x 1.1m)
UPVC double glazed windows overlooking the rear garden with UPVC door to rear gardens.

Bathroom - 7'5" x 5'4" (2.26m x 1.63m)
Panel enclosed bath with mixer taps, enclosed shower cubicle housing electric 'Triton' shower, close coupled WC, vanity unit with inset hand wash basin and electric heated towel. UPVC double glazed window to front aspect.

Outside - The property is approached via a shared paved path leading to good-sized front gardens bordered by a concrete and attractive stone wall with pretty flower beds. Pedestrian gate to the side of the bungalow leads to the enclosed rear gardens principally laid to lawn with wall and mature hedge borders and a paved area adjoining the residence providing an ideal spot for al fresco dining enjoying countryside views. Useful timber shed.

What3Words - district.essays.elevated

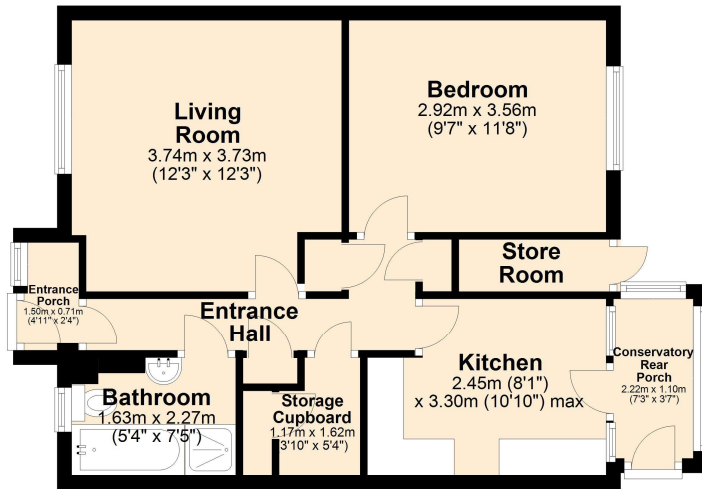
EPC - Rating D

Council Tax - Band A

Mobile Coverage		Broadband	
EE	●	Basic	3 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



Ground Floor



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

Directions

Proceed out of Bude towards the A39, turning right at Kings Hill. Upon reaching the A39 turn right again and then take the first turning on the left, signposted Marhamchurch. Continue on this road into the village and proceed up Pinch Hill whereupon just before reaching the top of the hill a Bond Oxborough Phillips for sale board will be found on your left hand side indicating the pedestrian pathway leading to number 29.

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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	