



Bond
Oxborough
Phillips

Changing Lifestyles

25 New Cottages
Kilkhampton
Bude
Cornwall
EX23 9QH

Asking Price: £200,000

Freehold



Changing Lifestyles

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- 2 BEDROOM TERRACED COTTAGE
- VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- GOOD SIZED GARDEN
- OFF ROAD PARKING SPACE
- EPC RATING E
- COUNCIL TAX BAND B



Changing Lifestyles

25 New Cottages, Killhampton, Bude, Cornwall, EX23 9QH

An exciting opportunity to acquire this 2 bedroom mid terrace cottage in this sought after village location of Killhampton being walking distance to local amenities. The property briefly comprises of a kitchen, lounge, dining room, two bedrooms and shower room. The rear of the property provides a good sized garden with a stone outbuilding a summerhouse and an off road parking space. EPC Rating E. Council Tax Band B.

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 - 7'7" x 3'1" (2.3m x 0.94m)
Doors to Lounge and archway to kitchen.

Living Room - 10'2" x 10'6" (3.1m x 3.2m)
Feature fireplace with wood lintel above. Recess either side of chimney breast with shelving. Double glazed bay window to front elevation.

Kitchen - 10'3" x 7'6" (3.12m x 2.29m)
A range of fitted wall and base mounted units with laminate roll edge worktops over incorporating sink/drain unit with mixer tap over, 4 ring LPG gas hob with extractor hood over. Integrated eye level oven. Space for fridge-freezer, slimline dishwasher and washing machine. Double glazed window to rear elevation.

Dining Room - 12' x 10'2" (3.66m x 3.1m)
Door to rear porch. Under stairs storage cupboard. Stairs leading to first floor landing. Double glazed window to rear elevation.

Boot Room - 2'5" x 6' (0.74m x 1.83m)

First Floor Landing - Doors to bedrooms and shower room. Airing Cupboard housing immersion tank.

Bedroom 1 - 11'7" x 10'7" (3.53m x 3.23m)
Double bedroom with feature fireplace with hearth. Built in storage cupboard. Window to the front elevation.

Bedroom 2 - 7'7" x 7'3" (2.3m x 2.2m)
Window to front elevation.

Shower Room - 4'10" x 6'3" (1.47m x 1.9m)
The shower room comprise of a Burlington high cistern WC, pedestal wash hand basin and enclosed shower cubical with electric shower over. Chrome heated towel rail. Frosted window to rear elevation.

Outbuilding - 10'1" x 6'8" (3.07m x 2.03m)
Light and power connected. Low level WC and wash hand basin.

Outside - The front of the property is accessed from the pavement via a gate which leads to a raised front courtyard, gravelled with a range of flowerbeds. The rear of the property can be accessed either side of the terrace via a shared lane. At the rear of the property is a stone outbuilding providing a great space to the side of this leads to an off road parking space, currently used for shed storage. The garden is mainly laid to lawn with mature flower beds bordering the boundaries. To the rear of the garden is a raised patio with summer house with power connected, perfect for alfresco dining.

EPC Rating - E.

Services - Mains electric, water and drainage.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Mobile Coverage		Broadband	
EE	●	Basic	17 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

25 New Cottages, Kilkhampton, Bude, Cornwall, EX23 9QH

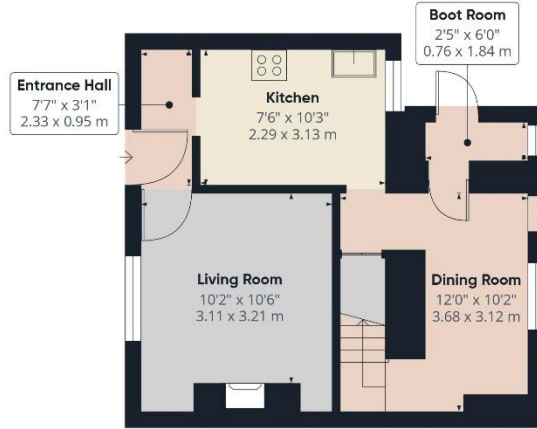


Have a property to sell or let?

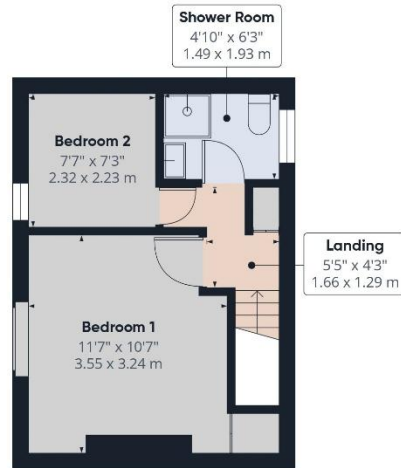
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
592 ft²
55.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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 town towards Stratton. Upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village centre whereupon 25 New Cottages will be found on the right hand side

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