



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Rosecott Park  
Kilkhampton  
Bude  
Cornwall  
EX23 9QG

**Asking Price: £385,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

22 Rosecott Park, Kilkhampton, Bude, Cornwall, EX23 9QG



- 2 BEDROOM
- DETACHED BUNGALOW
- REQUIRING MODERNISATION THROUGHOUT
- VERSATILE AND SPACIOUS ACCOMMODATION
- FRONT AND ENCLOSED REAR GARDENS
- ENTRANCE DRIVE AND GARAGE
- AMPLE OFF ROAD PARKING
- WALKING DISTANCE OF LOCAL VILLAGE AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN
- 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 detached bungalow requiring modernisation throughout occupying this generous sized plot. 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, landscaped front gardens with low maintenance enclosed rear gardens and useful detached workshop/store room.

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** - Generous entrance hall with useful built in storage cupboard and large airing cupboard.

**Living Room** - 18'7" x 13'4" (5.66m x 4.06m)

Light and airy reception room with feature fireplace and windows to front elevation. Double doors to:

**Kitchen/Dining Room** - 18'6" x 10' (5.64m x 3.05m)

A fitted kitchen area comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, 4 ring ceramic hob, built in oven, space for under counter fridge, space and plumbing for washing machine and window to rear elevation. Ample space for dining table and chairs with sliding door to:

**Conservatory** - 10'11" x 10'4" (3.33m x 3.15m)

Windows and double doors to rear garden.

**Bedroom 1** - 10'1" x 9'10" (3.07m x 3m)

Double bedroom with window to rear elevation. Opens into:

**Dressing Room** - 10'1" x 6'4" (3.07m x 1.93m)

Formerly Bedroom 3. Window to rear elevation.

**Bedroom 2** - 11' x 10'4" (3.35m x 3.15m)

Double bedroom with built in wardrobe and dual aspect windows.

**Bathroom** - 6'4" x 6' (1.93m x 1.83m)

Enclosed panel bath with mixer taps and shower attachment over, vanity unit with inset wash hand basin. Opaque glazed window to side elevation.

**WC** - 6'4" x 2'11" (1.93m x 0.9m)

Low flush WC. Window to side elevation.

**Garage** - 18'10" x 11'10" (5.74m x 3.6m)

Electric roller vehicle entrance door. Power and light connected. Built in cupboard. Pedestrian door and window to front garden area.

**Workshop/Store** - 9'9" x 7'10" (2.97m x 2.4m)

**Outside** - Approached over an entrance driveway providing ample off road parking and access to garage. Landscaped front garden. Pedestrian side access leads to a large paved patio area with useful detached workshop/store, timber shed and greenhouse. Low maintenance rear gardens laid to patio providing an ideal spot for al fresco dining.

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

**Agents Note** - It is understood from the vendors that south west water have a right to access the pump located at the end of the drive.

**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 along this road following it round to the right whereupon Number 22 will be found at the end of the cul de sac with a Bond Oxborough Phillips for sale sign clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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