



Bond
Oxborough
Phillips

Changing Lifestyles

3 Perran Close
Marhamchurch
Bude
Cornwall
EX23 0FG

Asking Price: £290,000 Freehold



Changing Lifestyles

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- 3 BEDROOM (1 EN-SUITE)
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUGHT AFTER VILLAGE LOCATION
- NO ONWARD CHAIN
- EPC RATING B
- COUNCIL TAX BAND C



An exciting opportunity to acquire this beautifully presented 3 bedroom (1 ensuite) terraced house, located in the charming and picturesque Cornish village of Marhamchurch within walking distance of the local pub and community run village shop. The residence offers versatile and comfortable living accommodation throughout with a low maintenance rear enclosed garden perfect for al-fresco dining and two off road parking spaces. Available with no onward chain.

The property enjoys a pleasant location within this sought after North Cornish 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. Additionally, from the village, you can enjoy scenic off-road walking routes to Bude (2 miles), and Widemouth Bay (1 mile). There's also a dedicated off-road cycling path leading to Bude, perfect for a leisurely ride through the beautiful countryside.



Bude 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 vibrant market town of Holsworthy is just 9 miles inland, while the property enjoys an ideal location near the A39 Atlantic Highway, offering easy access to Wadebridge and Padstow to the south, as well as Hartland to the north. Its proximity to the A30 further easy access to Exeter.

Entrance Hall - Staircase to first floor landing. Door to WC, Living room and Kitchen/Diner.

WC - 5'1" x 3'6" (1.55m x 1.07m)

Low flush WC, vanity unit with wash hand basin. Heated towel rail. Opaque window to front elevation.

Kitchen Dining Room - 11'4" x 16'3" (3.45m x 4.95m)

An impressive dual aspect open plan room with ample space for a large dining table and chairs. Superb fitted kitchen comprising of a range of base and wall units with work surfaces over incorporating composite sink drainer unit with mixer tap. Built in 'Hoover' 4 ring induction hob with extractor hood over and 'Candy' double oven. Integrated appliances include: 'Beko' dishwasher, 'Candy' washing machine and 'Crisper' fridge freezer. Double glazed French doors leading to rear enclosed garden. Built in understairs cupboard. Door leading to:

Living Room - 16'2" x 15'9" (4.93m x 4.8m)

Large living room with dual aspect double glazed windows floods the reception room with light.

First Floor Landing - Light and airy landing with built in airing cupboard and access to loft.

Bedroom 1 - 16'3" x 10'2" (4.95m x 3.1m)

Generous double bedroom with ample room for wardrobes. Windows to front elevation.

Ensuite Shower Room - 5'10" x 4'10" (1.78m x 1.47m)

Enclosed walked in shower with mains fed shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Opaque window to rear elevation.

Bedroom 2 - 11'4" x 8'2" (3.45m x 2.5m)

Double bedroom with window to front elevation.

Bedroom 3 - 7'8" x 7'10" (2.34m x 2.4m)

Window to rear elevation.

Bathroom - 7'3" x 6' (2.2m x 1.83m)

Generous family bathroom with enclosed panel bath with mixer tap and mains fed shower over, vanity unit with inset wash hand basin. Heated towel rail. Opaque window to front elevation

Outside

- Enclosed low-maintenance rear garden features paving slabs, ideal for al fresco dining, and is bordered by close-boarded fencing and mature shrubs. A convenient pedestrian gate at the rear of the property leads to the parking area, which includes two allocated spaces, one positioned next to the back gate, which is conveniently located to the 3 pin outdoor electric socket, perfect for charging an electrical vehicle.

Services - Mains electric, water and drainage. Air source heat pump.

Council Tax - Band C

EPC - Ratina B

Mobile Coverage

- EE ●
- Vodafone ●
- Three ●
- O2 ●

Broadband

- Basic 3 Mbps
- Superfast 80 Mbps

Satellite / Fibre TV Availability

- BT ✓
- Sky ✓
- Virgin ✗





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Directions

From Bude Town Centre proceed out of the town towards Stratton and turn right into Kings Hill opposite the Shell Filling Station. Upon reaching the A39 take the right hand turning towards Camelford and then immediately left following the signs to Marhamchurch. Upon reaching the centre of the village, turn left and follow this road past the Bullers Arms whereupon Number 6 will be found on your right hand side after approx 100 yards.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92+) A		
(81-91) B	87	
(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	