



Bond
Oxborough
Phillips

Changing Lifestyles

67 Kings Hill
Bude
Cornwall
EX23 8QL

Asking Price: £625,000

Freehold



Changing Lifestyles

01288 355 066
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67 Kings Hill, Bude, Cornwall, EX23 8QL



- 4 BEDROOMS (1 ENSUITE)
- SPACIOUS AND VERSATILE ACCOMMODATION
- DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL AREA
- WALKING DISTANCE OF TOWN, CANAL AND LOCAL BEACHES
- WELL PRESENTED THROUGHOUT
- GENEROUS GARDENS
- GARAGE
- EXTENSIVE OFF ROAD PARKING



An opportunity to acquire this deceptively spacious, well presented 4 bedroom, detached family residence occupying a generous sized plot within walking distance of the town, canal and local beaches. The property offers versatile and spacious accommodation throughout with generous enclosed gardens. Entrance driveway providing extensive off road parking and access to garage. Virtual tour available upon request. EPC rating C. Council Tax Band E.



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The property enjoys a convenient situation lying only a short walk from the canal with the popular Electric Bakery lying en route and approximately a 15 minute walk from the beach and the centre of this popular coastal town. Bude supports a comprehensive range of shopping, schooling and recreational facilities, together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish Coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.

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Entrance Hall - A light and airy entrance hall with staircase leading to the galleried landing area. Door to WC. Door to Bedroom 4/Study.

Kitchen/Breakfast Room - 17'9" x 12'9" (5.4m x 3.89m)

Superb fitted kitchen comprising a range of base and wall mounted units with useful central island implementing solid wood work surfaces over incorporating 5 ring 'Hotpoint' gas hob with central extractor hood over, built in high level double oven, inset stainless steel belfast sink with mixer tap. Integrated appliances include 'hotpoint' dishwasher and fridge freezer. Ample space for breakfast table and chairs. Double glazed French doors and window to rear elevation overlooking the gardens. Door to Utility. Leads into:

Lounge/Dining Room - 19'6" x 16'3" (5.94m x 4.95m)

Generous dual aspect reception room with feature fireplace housing open fire with slate hearth. Ample space for dining table and chairs with Bi fold door to the large rear gardens.

Utility Room - 9'5" x 6'5" (2.87m x 1.96m)

Fitted range of base and wall mounted units with work surfaces over incorporating inset ceramic belfast sink with mixer tap, double glazed door and window to side elevation.

Laundry Room - 6'10" x 6'7" (2.08m x 2m)

Base mounted units with work surfaces over, space and plumbing for washing machine and tumble dryer. Large built in storage cupboard. Wall mounted gas boiler. Door to Garage.

Bedroom 4/Study - 10'4" x 7'9" (3.15m x 2.36m)

Window to front elevation.

WC - 6'2" x 2'7" (1.88m x 0.79m)

Close coupled WC, wall hung corner wash hand basin.

Galleried Landing - Large built in airing cupboard.

Bedroom 1 - 14'7" x 12'10" (4.45m x 3.9m)

A generous double bedroom with double glazed windows and French doors leading to a balcony area. Doors to:

Walk in Wardrobe - 7'11" x 5'8" (2.41m x 1.73m)

Window to rear elevation.

Ensuite Shower Room - 8'3" x 5'9" (2.51m x 1.75m)

Large enclosed shower cubicle with mains fed shower over, low flush WC, heated towel rail, wall hung vanity unit with inset wash hand basin and fitted mirror. Opaque double glazed window to rear elevation.

Bedroom 2 - 13'2" x 13'1" (4.01m x 4m)

Large double bedroom with window to front elevation.

Bedroom 3 - 13' x 10' (3.96m x 3.05m)

Double bedroom with window to front elevation and useful storage area.

Bathroom - 7' x 5'8" (2.13m x 1.73m)

Enclosed panel bath with mixer taps and shower over, wall hung vanity unit with wash hand basin, low flush WC, heated towel rail and Opaque double glazed window to side elevation.

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Outside - The residence is approached via an entrance driveway providing extensive off road parking area and access to the garage. Pedestrian access to the side of the property leads to a garden area well suited for vegetable/herb gardens and continues onto the enclosed generous rear gardens with various flower beds, shrubs and trees with a raised patio area adjoining the rear of the residence providing an ideal spot for al fresco dining. Useful shepherds hut and large shed. Pedestrian access to the side of the residence leads to a garden area with two raised vegetable beds.

Garage - 10'9" x 9'9" (3.28m x 2.97m)

Double vehicle entrance doors. Power and light connected with window to side elevation.

Services - Mains gas, electric, water and drainage.

EPC - Rating C.

Council Tax - Band E



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Directions

Heading out of Bude along The Strand continue to the mini roundabout, turning left along Bencoolen Road and turn right into Kings Hill opposite the petrol station, follow the road up the hill whereupon the driveway to number 67 will be found after a short distance on the left side with a Bond Oxborough Phillips for sale board clearly displayed.

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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We are here to help you find and buy your new home...

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