



Bond
Oxborough
Phillips

Changing Lifestyles

33 The Square
Kilkhampton
Bude
Cornwall
EX23 9QQ

Asking Price: £285,000 Freehold



Changing Lifestyles

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33 The Square, Killhampton, Bude, Cornwall, EX23 9QQ



- 4 BEDROOM
- 2 RECEPTION ROOM
- 2 BATHROOM
- GRADE 2 LISTED TERRACED HOUSE
- DECEPTIVELY SPACIOUS
- ENCLOSED REAR GARDEN
- CENTRAL VILLAGE LOCATION
- WALKING DISTANCE OF ALL AMENITIES AND PRIMARY SCHOOL
- EPC: E
- COUNCIL TAX BAND: B



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Occupying a prime central location within this most sought after North Cornwall village is this deceptively spacious grade 2 listed, 4 bedroom terraced character cottage situated within walking distance of local amenities. The property requires some refurbishment and briefly comprises two reception rooms, kitchen/breakfast room, utility room, wc, four double bedrooms, family bathroom, shower room and enclosed rear garden. EPC Rating - E. Council Tax Band - B.

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, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles distant 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 - Stairs leading to first floor landing.

Living Room - 13'9" x 11'6" (4.2m x 3.5m)
Large feature stone wall and fireplace housing log burner with slate hearth. Window to front elevation. Double doors to Kitchen/Utility.

Dining Room - 13'9" x 13'2" (4.2m x 4.01m)
Useful reception room with window to front elevation and built in cupboard. Leads to:

Kitchen Area - 21' x 6'8" (6.4m x 2.03m)
A fitted range of base mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer tap over, space for cooker and tall fridge freezer. Window to rear elevation.

Rear Porch - Double glazed UPVC door to enclosed rear garden. Floor mounted oil fired boiler. Access to Large under stair storage area.

Utility Room - 6'9" x 4'8" (2.06m x 1.42m)
Space and plumbing for washing machine. Space for tumble dryer. Built in unit with inset stainless steel sink with mixer tap.

WC - 3'9" x 3' (1.14m x 0.91m)
Low flush WC.

First Floor Landing - Window to rear elevation.

Bedroom 1 - 11'6" x 10'2" (3.5m x 3.1m)
Double bedroom with built in wardrobe and window to front elevation.

Bedroom 2 - 10'6" x 8'5" (3.2m x 2.57m)
Double bedroom with window to rear elevation and large built in cupboard/potential walk in wardrobe (8'5 x 3'10).

Shower Room - 6'11" x 4'9" (2.1m x 1.45m)
Corner enclosed shower cubicle with electric shower over, low flush WC, vanity unit with wash hand basin.

Bedroom 3 - 10'1" x 9'9" (3.07m x 2.97m)
Double bedroom with window to front elevation.

Bedroom 4 - 13'6" x 7'11" (4.11m x 2.41m)
Double bedroom with window to front elevation.

Bathroom - 10'4" x 5'2" (3.15m x 1.57m)
Panel bath with mixer taps, Enclosed shower cubicle, close coupled cistern WC, wall hung wash hand basin. Opaque glazed window to rear elevation.

Outside - Enclosed rear garden area laid principally to lawn with a patio area adjoining the rear of the residence. Additional garden space can be negotiated with the current vendors.

Agents Note - The property has a flying freehold with bedrooms 3, 4 and the bathroom set over number 32.

The vendors also own number 32 The Square which is a 1 bedroom ground floor apartment with an enclosed garden at the rear which they are open to selling as well via separate negotiation. Contact the agent for further details.

Services - Mains Electric, water and drainage. Oil fired central heating.

EPC - Rating E.

Council Tax - Band B. Cornwall Council.

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



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Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton. Continue through the village whereupon number 33 will be found on your right hand side upon reaching the Square.

