



Bond
Oxborough
Phillips

Changing Lifestyles

6 South Park
Jacobstow
Bude
Cornwall
EX23 0BW

Asking Price: £225,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

6 South Park, Jacobstow, Bude, Cornwall, EX23 0BW



- 3 BEDROOM
- 3 RECEPTION ROOMS
- REAR ENCLOSED GARDEN
- IN NEED OF REFURBISHMENT
- VIRTUAL TOUR ALSO AVAILABLE
- NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND B.



An opportunity to acquire this 3 bedroom terraced house situated on the edge of the village of Jacobstow benefitting from superb countryside views to the rear. In need of modernisation throughout.



Changing Lifestyles

01288 355 066
bude@boproperty.com

6 South Park, Jacobstow, Bude, Cornwall, EX23 0BW

Changing Lifestyles

6 South Park occupies a most pleasant location on the edge of this desirable North Cornish village supporting a Primary School and places of worship. The property lies approximately 2½ miles from the North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking clifftop coastal walks etc. The nearby beauty spots of Crackington Haven, Boscastle and Tintagel are all close at hand. The self contained village of Wainhouse Corner is approximately ½ mile and supports local village amenities including garage, general store, post office and public house. The coastal town of Bude is some 8 miles distant and provides a comprehensive range of shopping, schooling and recreational facilities together with an 18 hole links golf course and fully equipped leisure centre. The cathedral city of Exeter is approximately 1 hours drive away and provides a convenient link to the M5 motorway network, airport and intercity railway links.

Entrance Hall - 6' x 4' (1.83m x 1.22m)

Stair case leading to first floor landing.

Living Room - 10'8" x 16'8" (3.25m x 5.08m)

Window to front elevation.

Dining Room - 10'10" x 9'10" (3.3m x 3m)

Window to front elevation.

Kitchen - 14'4" x 6'3" (4.37m x 1.9m)

Sun Room - 22'5" x 10'2" (6.83m x 3.1m)

Bathroom - 9' x 6'2" (2.74m x 1.88m)

Comprising a low level WC, pedestal hand wash basin and walk-in shower with electric shower over.

Laundry Room - 4'10" x 5'3" (1.47m x 1.6m)

Space and plumbing for washing machine.

First Floor Landing

Bedroom 1 - 10'10" x 11'8" (3.3m x 3.56m)

Window to rear elevation.

Bedroom 2 - 12' x 8'6" (3.66m x 2.6m)

Window to rear elevation.

Bedroom 3 - 9'1" x 7'8" (2.77m x 2.34m)

Window to front elevation.

Bathroom - 8'1" x 4'8" (2.46m x 1.42m)

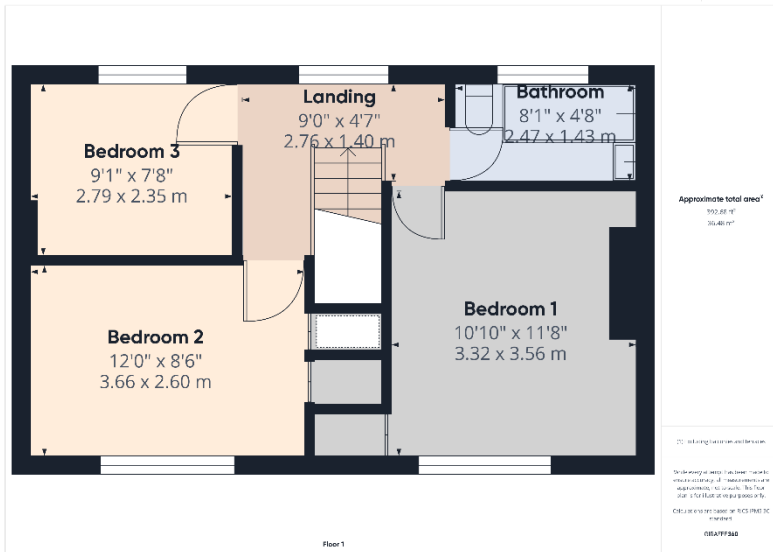
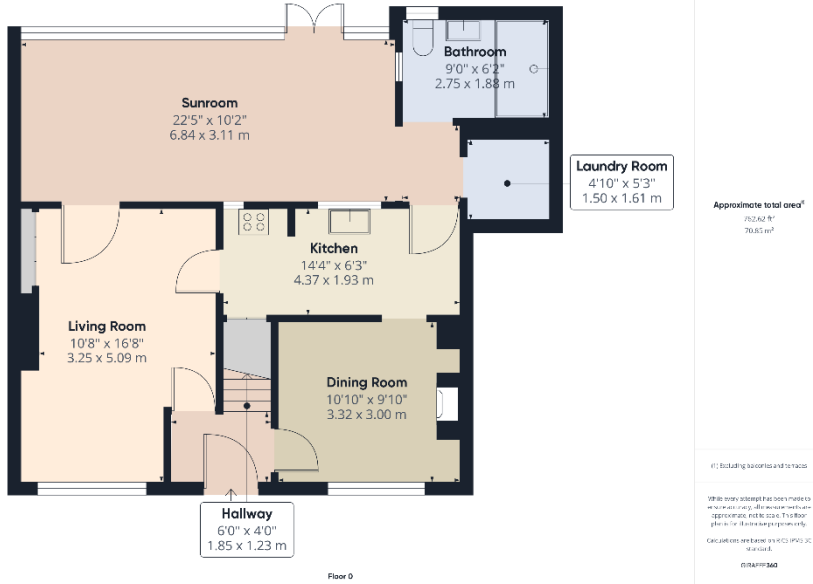
Comprising of an enclosed panel bath with shower over, wall hung hand wash basin and WC.

Outside - The property is approached by a pathway leading through the front gardens. Enclosed rear garden.

Services - Mains electric, water and drainage.

EPC - Rating D.

Council Tax - Band B.



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 turn right into Kings Hill, opposite Bude Service Station. Upon reaching the A39 turn right sign posted Wadebridge and proceed for approximately 5 miles. Take the left hand turning signposted Jacobstow and proceed into the village passing the church on the left hand side. Proceed up the hill heading out of the village whereupon 6 South Park will be found on your right hand side after a short distance.

Mobile Coverage		Broadband	
EE	●	Basic	2 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		