



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Cambeak Close  
Crackington Haven  
Bude  
Cornwall  
EX23 0PE

**Asking Price: £295,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



# 3 Cambeak Close, Crackington Haven, Bude, Cornwall, EX23 0PE



- 3 BEDROOMS
- SEMI DETACHED HOUSE
- CONSERVATORY
- WALKING DISTANCE OF VILLAGE SHOP
- WELL SUITED AS A FAMILY RESIDENCE
- GENEROUS ENCLOSED REAR GARDENS
- SOLAR PANELS
- OFF ROAD PARKING
- GARAGE
- EPC: B
- COUNCIL TAX BAND: B



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Situated in the popular North Cornish coastal village of Crackington Haven, within a short distance to the coastline and local beauty spots we are proud to offer this 3 bedroom semi-detached house, situated in a tucked away cul de sac location. The residence would be well suited as a comfortable family home offering generous enclosed rear gardens with off road parking to the front of the property and access to a useful garage. Fitted solar panels. Virtual tour also available upon request. EPC B. Council Tax Band B.

The village of Crackington Haven lies on the rugged North Cornish coastline and is famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking clifftop coastal walks etc. Other nearby picturesque beauty spots include Boscastle, Trebarwith Strand and Widemouth Bay. The town of Camelford is approximately 5 miles in a southerly direction and the coastal town of Bude is some 12 miles in a northerly direction offering a more comprehensive range of shopping, schooling and recreational facilities.

**Entrance Hall** - Staircase leading to first floor landing.

**Kitchen** - 9'9" x 8'4" (2.97m x 2.54m)

Fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer taps, cooker, integrated dishwasher, space and plumbing for washing machine and recess for tall fridge freezer. Window to front elevation.

**Living Room** - 16'7" x 14'9" (5.05m x 4.5m)

Double glazed sliding doors and window to Conservatory. Useful built in under stair cupboard.

**Conservatory** - 12' x 8'10" (3.66m x 2.7m)

Double glazed windows and French doors leading onto the generous rear garden.

**First Floor Landing** - Built in airing cupboard housing hot water cylinder.

**Bedroom 1** - 12'10" x 8' (3.9m x 2.44m)

Double bedroom with window to rear elevation.

**Bedroom 2** - 13'7" x 8' (4.14m x 2.44m)

Double bedroom with window to front elevation.

**Bedroom 3** - 9'3" x 6'5" (2.82m x 1.96m)

Window to rear elevation.

**Shower Room** - 6'5" x 5'9" (1.96m x 1.75m)

Enclosed shower cubicle with electric Triton shower over, pedestal wash hand basin, close coupled WC. Heated towel rail. Frosted high level window to front elevation.

**Outside** - The property is approached via an entrance driveway providing off road parking for two cars and access to the garage. The rear gardens are principally laid to lawn with a variety of mature shrubs and plants bordered by a mature hedge and close boarded fencing. Sloped access to a useful decking area adjoining the conservatory provides an ideal sunny spot for al fresco dining.

**Garage** - 17'6" x 8'7" (5.33m x 2.62m)

Roller vehicle entrance door. Power, light and water connected. Door to the enclosed rear garden.

**Services** - Mains electric, water and drainage. Economy 7 Heating. Solar panels providing an additional income of approx £600 per annum.

**EPC** - B

**Council Tax Band** - B



#### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

#### Broadband

Basic 14 Mbps  
Superfast 55 Mbps

#### Satellite / Fibre TV Availability

BT ✓  
Sky ✓  
Virgin ✗





## 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, turning right into Kings Hill after passing the Shell Garage on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately 2½ miles and upon entering Higher Crackington continue past the post office on the left hand side and take the right hand turning into Haven Road continue along this road taking the next left onto Lundy Drive and the next left again onto Cambeak Close whereupon number 3 will be found towards the end of the cul-de-sac on the right hand side.

