



Bond
Oxborough
Phillips

Changing Lifestyles

Cherry Tree Cottage
Kennacott Court
Bude
Cornwall
EX23 0ND

Guide Price: £180,000

Freehold



Changing Lifestyles

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bude@boproperty.com

Cherry Tree Cottage, Kennacott Court, Bude, Cornwall, EX23 0ND



- FOR SALE BY MODERN AUCTION – T & C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- THE MODERN METHOD OF AUCTION
- 2 BEDROOM (2 EN-SUITE)
- NO ONWARD CHAIN
- 2 OFF ROAD PARKING SPACES
- GARDENS WITH VIEWS
- WELL PRESENTED THROUGHOUT
- EPC: C
- COUNCIL TAX BAND: TBA



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Situated in a tucked-away location within this mixed-use development, this well presented end of terrace property offers 2 double bedrooms with 2 en-suites with 2 off road parking space (one having an electric charging point) and gardens. Benefiting from Daikin Air Source Heating and hot water system installed in 2022. This residence would be well suited as a first home whilst equally appealing as a second home/investment property. EPC C. Council Tax Band TBA.

The property enjoys a most fantastic location within a short drive to the sandy bathing beach of Widemouth Bay. Widemouth Bay is set 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 its many breathtaking cliff top coastal walks etc. The popular coastal town of Bude is some 2 miles and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre. The bustling Market town of Holsworthy lies some 10 miles inland whilst the Port and Market town of Bideford is some 30 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 Porch - 6'6" x 3'5" (1.98m x 1.04m)

Open Plan Kitchen/Living/Dining Area - 17'11" x 16'9" (5.46m x 5.1m)

A fitted range of wall and base units with work surfaces over incorporating a stainless steel sink/drainage with mixer tap over. Built in oven with 4 ring electric hob. Space and plumbing for dishwasher and washing machine. Space for fridge and freezer. Ample space for dining table and chairs and living suite. Windows to front elevation.

Bedroom 1 - 10'3" x 10'11" (3.12m x 3.33m)

Double bedroom with windows to the front and side elevation. Built in wardrobe. Door to:

En-Suite - 6'7" x 5'6" (2m x 1.68m)

Enclosed walk-in shower with electric shower over, pedestal hand wash basin and low level WC. Heated towel rail. Frosted window to rear elevation.

Bedroom 2 - 10'2" x 11'3" (3.1m x 3.43m)

Double bedroom with windows to the front and side elevations. Built in airing cupboard. Door to:

En-Suite - 6'9" x 5'3" (2.06m x 1.6m)

Enclosed shower cubicle with electric shower over, pedestal hand wash basin, low level WC. Heated towel rail. Frosted window rear elevation.

Outside - The property enjoys gardens to both sides and to the front, which are principally laid to lawn, with room for a table and chairs, perfect for al-fresco dining.

Council Tax Band - TBA.

EPC - Rating C.

Tenure - Site fee are currently £1,000 per annum.

Agents Note - The property is sold as seen with the current fixtures and fittings.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

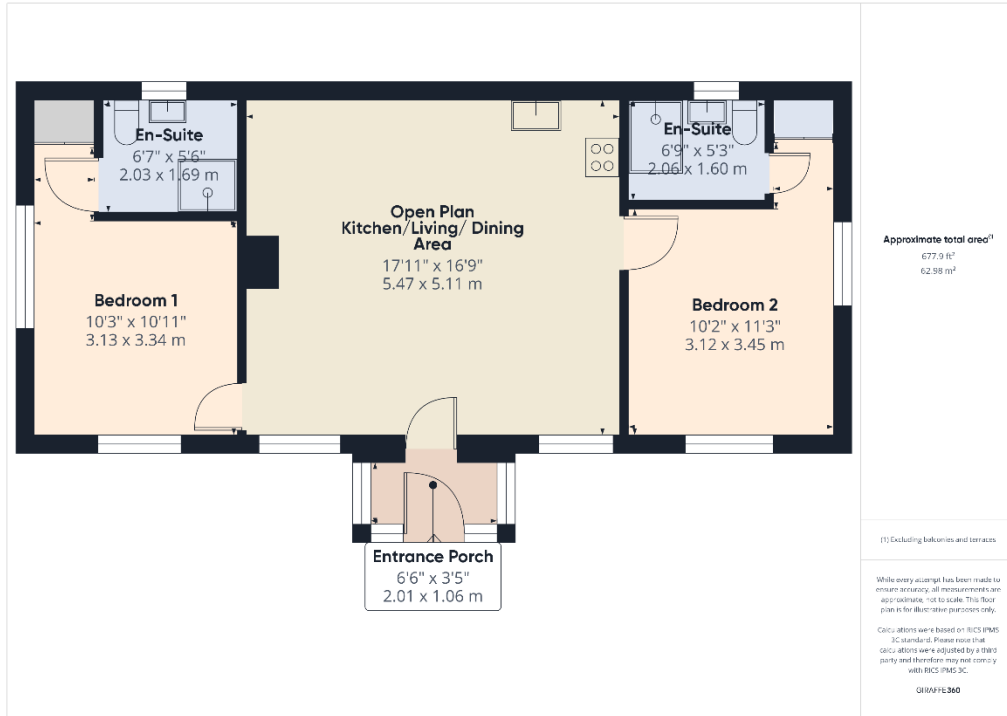
Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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Mobile Coverage		Broadband	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



Have a property to sell or let?

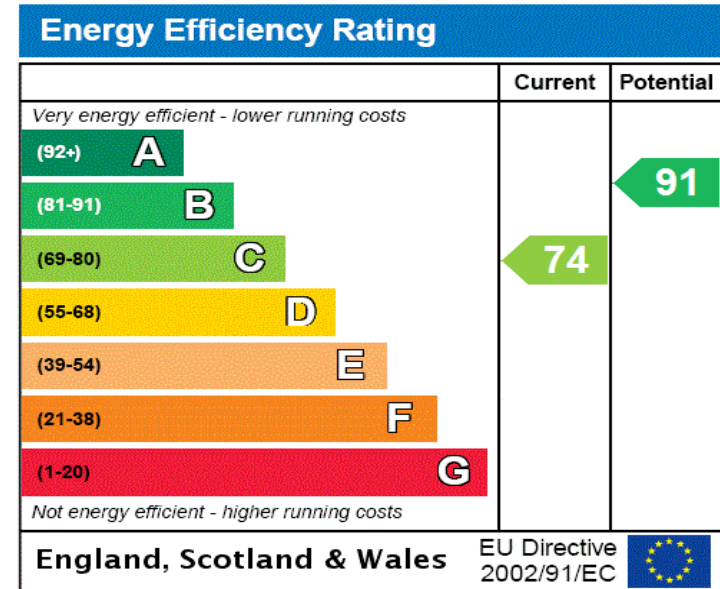
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 along The Strand, turn right at the mini roundabout following the coastal route out of the town signposted Widemouth Bay, continue up the hill for approximately 3 miles and across the cliff tops dropping down into the heart of Widemouth Bay. In the centre of Widemouth Bay with the beach on the right hand side, turn left into Leverlake road, follow along this road until reaching a left hand turn sign posted Kennacott Court. Following the lane to the right and then going straight. The parking bays for Cherry Tree Cottage will be found on the left hand side.



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