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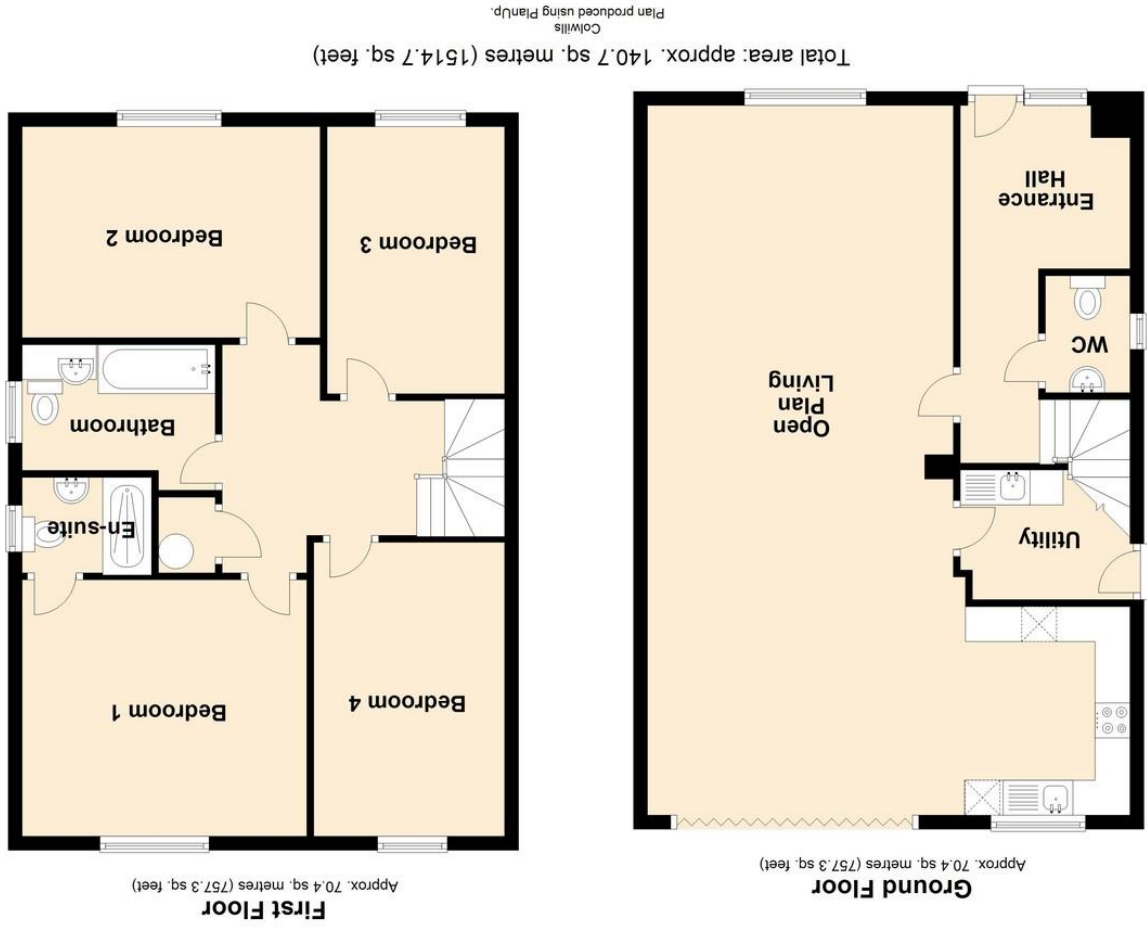


Energy Efficiency Rating	Very energy efficient - lower running costs	Very energy efficient - higher running costs
A	(92-100)	(81-91)
B	(81-91)	(69-80)
C	(69-80)	(55-69)
D	(55-69)	(39-54)
E	(39-54)	(21-38)
F	(21-38)	(11-20)
G	(11-20)	

England, Scotland & Wales
 EU Directive 2002/91/EC
 Not energy efficient - higher running costs

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



The Property Professionals...



3 Westland Close, West Street

Kilkhampton, Bude, Cornwall, EX23 9QW

Price £399,950

- Brand new high specification detached house
- Located on this exclusive new development in Kilkhampton
- Large open plan living/kitchen/dining room with integrated appliances
- Four bedrooms and well appointed bathrooms
- Off road parking, garage and enclosed gardens to the rear



3 Westland Close, West Street

Kilkhampton, Bude, Cornwall, EX23 9QW

Price £399,950

3 Westland Close is a brand new detached house, located on this exclusive new development, situated in the popular village of Kilkhampton and being a short walk of all the village amenities including a wide range of shops, primary school, food outlets and post office.

This high specification property benefits from tiled flooring with underfloor heating throughout the ground floor, striking black UPVC facias, soffits, double glazing, slate roof and a blend of crisp white render and anthracite zinc features.

The property offers an entrance hall, cloakroom, large open plan living/kitchen/dining room with grey high gloss kitchen with quartz work surface and integrated appliances, four first floor bedrooms, master with ensuite and a well appointed family bathroom.

Outside there is off road parking for two vehicles, a garage with electric roller door and enclosed garden to the rear.

ENTRANCE HALL

Entering via a anthracite aluminium contemporary door with stainless T-bar handle and satin double glazed window opening into the entrance hall. Staircase ascending to the first floor, wall mounted consumer unit, telephone point and attractive tiled flooring with underfloor heating. Oak doors serve the following rooms.

WC

6' 02" x 4' 04" (1.88m x 1.32m) Wash hand basin, toilet bowl with concealed cistern, tiled flooring with underfloor heating. Window to the side elevation.

OPEN PLAN LIVING

34' 11" x 22' 08" (10.64m x 6.91m) A bright and spacious multizone room with inset lighting. Double glazed window to the front elevation and double glazed bi-fold doors overlooking and leading out to the rear of the garden. Attractive large format tiled flooring with underfloor heating, television and telephone points. The kitchen is finished with a range of matching grey high gloss wall and base units with fitted quartz work surface with matching up stand and in cut drainer with under mounted stainless steel sink and mixer tap. Integrated appliances comprise of electric oven, touch control hob with glass splashback and extractor over, dishwasher, fridge and freezer.

UTILITY ROOM

8' 4" x 6' 1" (2.54m x 1.85m) Double glazed door to the side elevation, fitted base unit with work surface and inset stainless steel sink and

drainer, space and plumbing for washing machine, tiled flooring with underfloor heating.

FIRST FLOOR

Double glazed window to side elevation. Loft hatch access, fitted carpet with Oak doors of the following rooms:-

BEDROOM ONE

13' 11" x 13' 05" (4.24m x 4.09m) Bright and spacious double bedroom with double glazed window to rear elevation overlooking the garden. Television point and radiator.

ENSUITE

6' 11" x 4' 06" (2.11m x 1.37m) Double glazed window to the side elevation. Double shower enclosure with soak head shower with separate hand attachment, pedestal wash hand basin, push button low flush WC and wall mounted chrome heated towel rail.

BEDROOM TWO

13' 11" x 9' 11" (4.24m x 3.02m) Bright and spacious double bedroom with double glazed window to the front elevation. Television point and radiator.

BEDROOM THREE

12' 07" x 8' 04" (3.84m x 2.54m) Double glazed window to front elevation. Television point and radiator.

BEDROOM FOUR

15' 06" x 8' 11" (4.72m x 2.72m) Double glazed window to rear elevation. Television point and radiator.

BATHROOM

10' 00" x 5' 1" (3.05m x 1.55m) Double glazed window to the side elevation. Panelled enclosed bath with soak head shower with separate



hand attachment, vanity unit with storage under, wash hand basin, push button low flush WC and wall mounted chrome heated towel rail. Attractive tiled flooring with underfloor heating and inset lighting.

GARAGE

19' 11" x 10' 01" (6.07m x 3.07m) Electric roller door. Light and power connected.

OUTSIDE & GARDENS

To the side of the property there is blocked paved off road parking for two vehicles with a low rendered wall with steps and path to the pedestrian gate, which opens into the fence enclosed garden with attractive patio seating area and lawn.

SERVICES

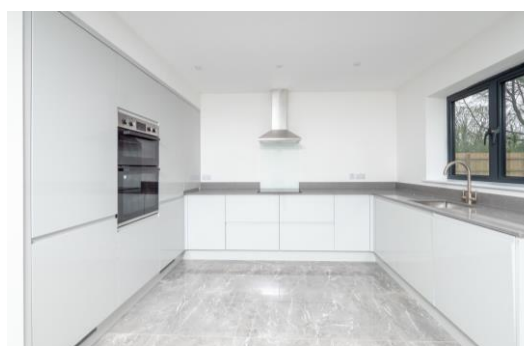
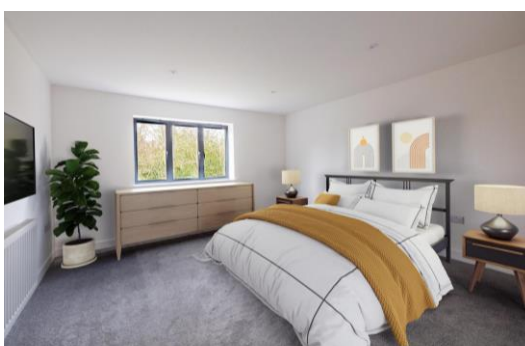
Mains electricity and water. Drainage via private treatment plant. Air source heat pump.

TENURE

Freehold

COUNCIL TAX

TBC



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude head North on the A39 towards Bideford. Remain on this road for approximately five miles and you will reach the village of Kilkhampton. Drive through the village and take the left turning into West Street with the 'Spar' shop on the corner. Proceed along West Street and turn left into Westland Close which is located near the bottom of the hill just after Westlands Nursery, turn into the close and the property will be located on the right hand side.

