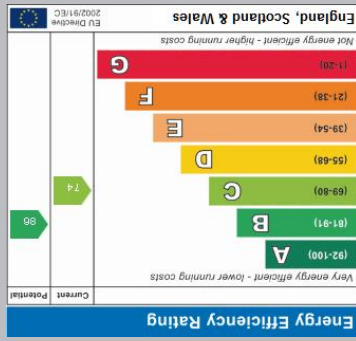
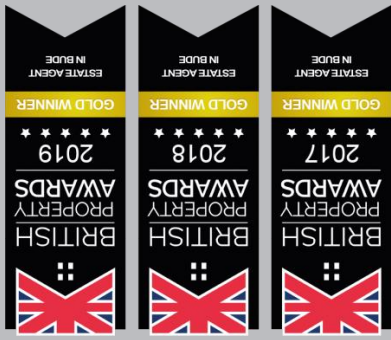


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*The Property Professionals...*



## 7 Old Canal Close

Marhamchurch, Bude, Cornwall, EX23 0EB

Price £325,000

- Modernised three bedroom semi detached house
- Located within the sought after village of Marhamchurch
- Living room, kitchen/dining room with grey high gloss kitchen
- Three bedrooms and well appointed shower room
- Off road parking and landscaped gardens with contemporary fencing and grey outdoor tiling



*The property professionals*

# 7 Old Canal Close

Marhamchurch, Bude, Cornwall, EX23 0EB

Price £325,000

7 Old Canal Close is a spacious and modernised three bedroom semi detached house located within the sought after village of Marhamchurch. The property is within walking distance of the village pub and The Weir café and bistro, which offers excellent daytime and evening food.

The well presented accommodation briefly comprises; entrance hall, cloakroom, living room, kitchen/dining room with grey high gloss kitchen and solid wooden worksurfaces, three bedrooms and a well appointed shower room.

Outside there is an easy maintenance garden to the front and off road parking for one vehicle and landscaped gardens to the rear with contemporary fencing and grey outside tilling with a large and useful store to the side. Available with no onward chain.

## ENTRANCE HALL

Entering via an anthracite obscure double glazed composite door to the entrance hall with stairs ascending to the first floor with built in desk under the stairs, wall mounted consumer unit and radiator. Doors serve the following rooms:-

## CLOAKROOM

**4' 6" x 2' 8" (1.37m x 0.81m)** Obscure double glazed window to the side elevation, corner wall mounted wash hand basin, push button low flush WC and radiator.

## LIVING ROOM

**13' 4" x 11' 4" (4.06m x 3.45m)** Double glazed window to the front elevation, fireplace recess with built in display shelf, television point and radiator.

## KITCHEN/DINING ROOM

**17' 11" x 11' 9" max' 8' 4" min" (5.46m x 3.56m)** Twin double glazed windows to the rear elevation and wooden framed glazed door leading out to the beautiful landscaped gardens. The kitchen is finished with a range of matching light grey high gloss wall and base units with solid wooden worksurfaces with matching upstand, gas hob with feature splash back, integrated electric oven, integrated fridge/freezer, integrated dishwasher washer, space and plumbing for washing machine. Radiator.

## FIRST FLOOR

Obscure double glazed window to the side elevation, loft hatch access and door to cupboard housing the Ariston gas fired combi boiler. Doors serve the following rooms:-

## BEDROOM ONE

**13' 2" x 9' 4" (4.01m x 2.84m)** A spacious double bedroom with double glazed window to the front elevation. Radiator.

## BEDROOM TWO

**11' 8" x 11' 00" (3.56m x 3.35m)** A spacious double bedroom with double glazed window to the rear elevation overlooking the landscaped gardens. Radiator.

## BEDROOM THREE

**8' 1" x 7' 9" (2.46m x 2.36m)** A single bedroom with double glazed window to the front elevation, radiator and a useful built in cupboard.

## SHOWER ROOM

**6' 4" x 5' 5" (1.93m x 1.65m)** A well appointed shower room with Metro style wall tiling, large shower enclosure with soak head shower, separate hand attachment and aqua boarding, pedestal wash hand basin, push button low flush WC and chrome heated towel rail.

## STORE

**5' 5" x 3' 4" (1.65m x 1.02m)** Light and power connected and space for tumble dryer.

## STORAGE SHED

**11' 7" x 9' 00" (3.53m x 2.74m)** Pedestrian door to the front and rear elevation, wall mounted gas and electric meters.



## OUTSIDE

To the front of the property there is off road parking for one vehicle, with the front garden being laid to gravel. To the rear the attractive landscaped gardens are enclosed to three boundaries via contemporary fencing and laid to attractive grey outdoor tiles with a raised flower bed with plum slate chippings and attractive planting

## COUNCIL TAX

Band C

## SERVICES

All mains services are connected

## TENURE

Freehold

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude proceed out of town along The Strand and take the left at the mini roundabout. Take the right turning after the fuel station and head up through Kings Hill towards the A39. On reaching the A39 turn right and after 100 yards turn left, signposted to Marhamchurch. Follow this road for one mile and upon entering the village proceed up Pinch Hill and turn left into Old Canal Close, the property will be located a short distance along on the left hand side.

