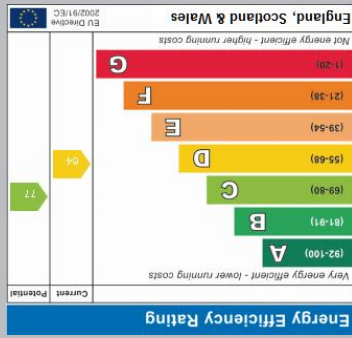
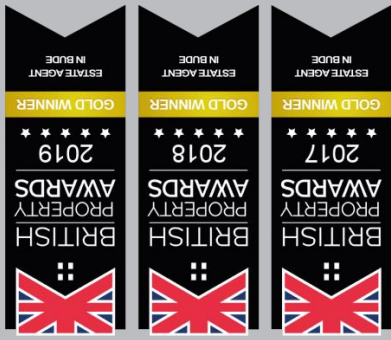
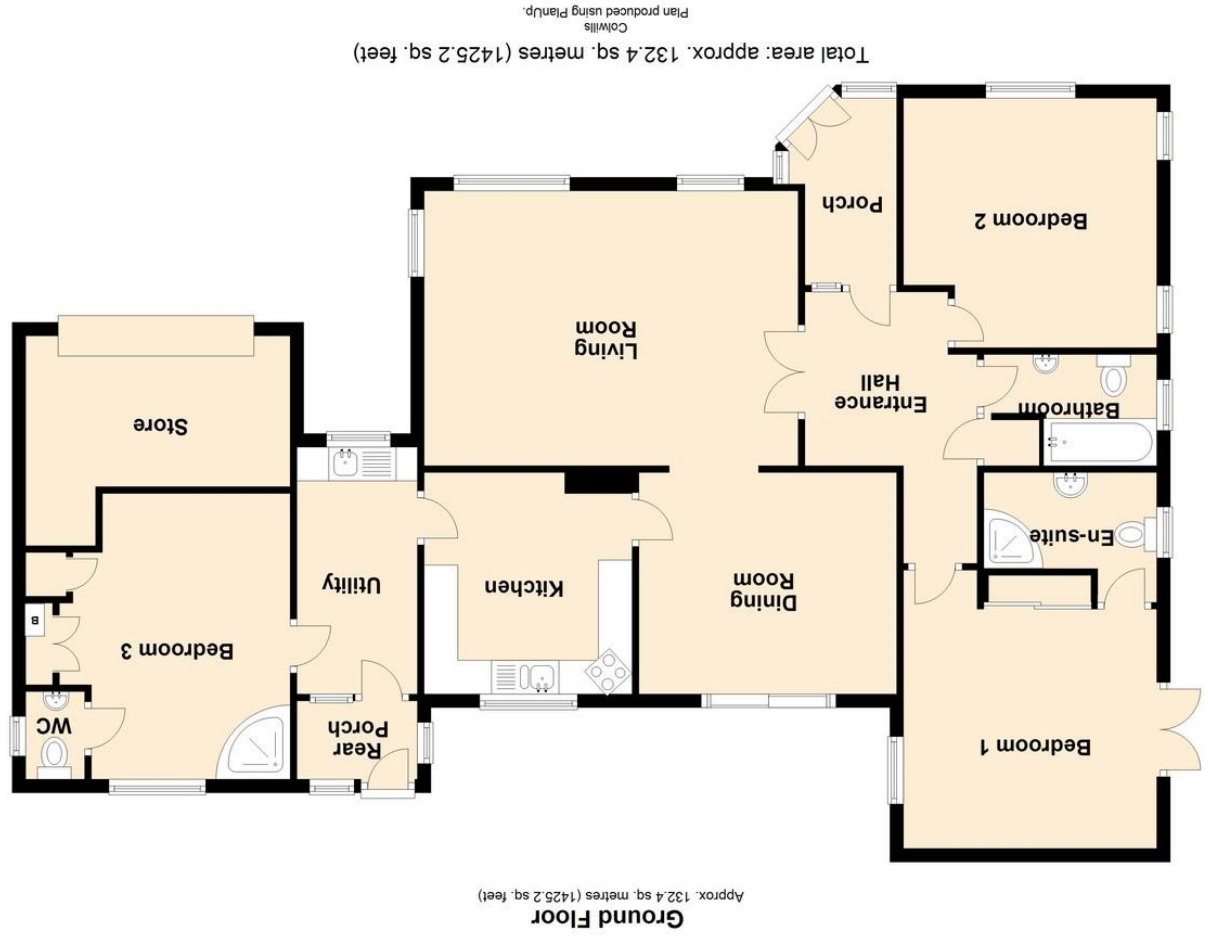


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The Property Professionals...



8 Roscott Park

Kilkhampton, Bude, Cornwall, EX23 9QG

Price £465,000

- Spacious brick built detached bungalow
- Located within a level walk of the village amenities
- Living room, dining room, kitchen and utility
- Three double bedrooms, en-suite to the principal bedroom and separate bathroom
- Well maintained generous gardens. Available with no onward chain



The property professionals

8 Rosecott Park

Kilkhampton, Bude, Cornwall, EX23 9QG

Price £465,000

A spacious, modern brick built detached bungalow, available with no onward chain. Situated in the popular village of Kilkhampton and being a level walk to all the village amenities, including a wide range of shops and food outlets.

The property benefits from double glazing, oil-fired central heating and would be considered low maintenance. The property offers an entrance porch and hall, dual aspect living room, dining room with doors leading out to the courtyard patio, kitchen, utility, three double bedrooms, ensuite shower room to the principal bedroom and separate bathroom.

Outside there is a useful store, off road parking for two/three vehicles and a generous private enclosed garden.

PORCH

8' 2" x 4' 2" (2.49m x 1.27m) Entering via UPVC double glazed twin doors to the entrance porch with UPVC double glazed window to front and side elevations. Tiled flooring and UPVC obscure double glazed door opening into:-

ENTRANCE HALL

Coved ceiling, loft hatch access with pull down ladder, wood laminate flooring, radiator and airing cupboard with factory lagged hot water cylinder. Doors serve the following rooms:-

LIVING ROOM

18' 3" x 11' 5" (5.56m x 3.48m) A bright and spacious dual aspect reception room with twin UPVC double glazed windows to the front elevation and UPVC double glazed window to the side. Coved ceiling, feature fireplace with wooden surround, wood laminate flooring and radiator. Arch leading through to:-

DINING ROOM

12' 9" x 10' 10" (3.89m x 3.3m) Wooden framed sliding double glazed door to the rear elevation leading out to the gardens. Coved ceiling, wood laminate flooring and radiator. Door to:-

KITCHEN

10' 9" x 10' 8" (3.28m x 3.25m) UPVC double glazed window to the rear elevation overlooking the courtyard garden. Coved ceiling and radiator.

The kitchen is finished with a range of matching cream fronted wall and base units with contrasting grey granite effect work surface, inset ceramic sink and

drainer with mixer tap, inset touch control hob with extractor hood and integrated electric high level double oven. Door to:-

UTILITY ROOM

12' 00" x 5' 11" (3.66m x 1.8m) UPVC double glazed window to the front elevation, wooden framed glazed door to the rear porch. Coved artex ceiling, base unit with work surface, inset stainless steel sink and drainer and radiator. Door to:-

REAR PORCH

7' 11" x 3' 10" (2.41m x 1.17m) UPVC double glazed door and window to the rear elevation and further UPVC double glazed window to the side.

BEDROOM THREE

13' 11" x 9' 00" (4.24m x 2.74m) A double bedroom with UPVC double glazed window to the rear elevation, coved ceiling, radiator, quadrant shower enclosure with electric shower, built in wardrobe, cupboard housing the Worcester oil fired boiler and door to:-

WC

4' 5" x 2' 10" (1.35m x 0.86m) Obscure UPVC double glazed window to the side elevation, wall mounted wash hand basin and push button low flush WC.

BEDROOM ONE

12' 4" x 11' 8" (3.76m x 3.56m) A bright and spacious dual aspect double bedroom with UPVC double glazed window to the side elevation overlooking the courtyard and UPVC double glazed french doors leading out to the garden. Coved ceiling, built in wardrobe and vertical radiator. Door to:-

ENSUITE

8' 5" x 5' 11" (2.57m x 1.8m) UPVC obscure double glazed window to the side elevation, coved ceiling, fully tilted walls and radiator. Quadrant



shower with mains fed shower, pedestal wash hand basin and push button low flush WC.

BEDROOM TWO

12' 3" x 12' 2" (3.73m x 3.71m) A spacious dual aspect double bedroom with UPVC double glazed window to the front elevation and twin UPVC double glazed windows to the side overlooking the well maintained landscaped gardens. Artex coved ceiling and radiator.

BATHROOM

8'5 max' 5'11 min" x 5' 5" (2.57m x 1.65m) Coved artex ceiling, UPVC obscure double glazed window to the side elevation, fully tiled walls and chrome wall mounted heated towel rail. Panel enclosed bath with electric shower, pedestal wash hand basin and push button low flush WC.

STORE

12' 11" x 7' 4" (3.94m x 2.24m) Up and over door, light and power connected, wall mounted consumer unit.

OUTSIDE

To the front of the property there is brick paved parking for two vehicles plus further gravel area for one vehicle. Path leads to the front door with an easy maintenance attractive gravel flower bed. Wooden pedestrian gate to the side which leads to the generous enclosed private garden which is laid mainly to lawn with established plants and shrubs, paved patio seating area with summerhouse and paved patio courtyard to the rear.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude head north on the A39 towards Bideford. After 5 miles, upon entering the village of Kilkhampton, take the second turning right signposted towards Tamar Lakes, after 150 yards turn left into Rosecott Park and then take the first left and the property will be located a short distance along on the right hand side.

