



## Twisted Willow Cottage, West Street

Kilkhampton, Bude, Cornwall, EX23 9QW

Price £125,000

- A mid-terrace two bed cottage in the heart of Kilkhampton
- Original features, including slate floors, inglenook fireplace
- In need of modernisation
- Oil central heating and solar panels
- No onward chain



*The property professionals*



# Twisted Willow Cottage , West Street, Kilkhampton, Bude, Cornwall, EX23 9QW

An opportunity to acquire a mid terrace cottage in the heart of kilkhampton in need of modernisation. The accommodation briefly comprises of living room with slate flooring and inglenook fireplace, galley kitchen, ground floor wet room and two double bedrooms.

There is a rear garden with patio seating areas and mature planting.

Once refurbished the property would offer an amazing first property or the perfect lock and leave cottage.

## 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 the property is located a short distance along on the left-hand side.

## LIVING ROOM

**19' 00" x 11' 4" (5.79m x 3.45m)** Original slate flagstone floors and inglenook fireplace with bread oven. Window to the front elevation and opening to the kitchen.

## WETROOM

**8' 2" x 4' 5" (2.49m x 1.35m)** Fitted with a WC with enclosed cistern, electric shower, pedestal wash hand basin. Tiles to all walls.

## KITCHEN

**9' 1" x 7' 0" (2.77m x 2.13m)** A galley kitchen with base units and work surface over. Two windows to the rear elevation, overlooking the garden. Space and plumbing for washing machine and space for electric cooker.

## BEDROOM ONE

**12' 1" x 8' 7" (3.68m x 2.62m)** A double bedroom with exposed wide floor boards, window to the front elevation and door to Bed 2.

## BEDROOM TWO

**12' 00" x 7' 10" (3.66m x 2.39m)** Window to the front elevation and exposed floor boards.

## OUTSIDE AND GARDENS

The rear garden gently rises, patio seating area and pond. Access for the terrace to either side.

## TENURE

Freehold

## SERVICES

Mains electric and water.  
Oil fired central heating, Solar panels.

## COUNCIL TAX

Band B



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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs 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



01288 355828  
E: bude@colwills.co.uk  
www.colwills.co.uk

32 Queen Street  
Bude, Cornwall  
EX23 8BB



# Twisted Willow Cottage , West Street, Kilkhampton, Bude, Cornwall, EX23 9QW

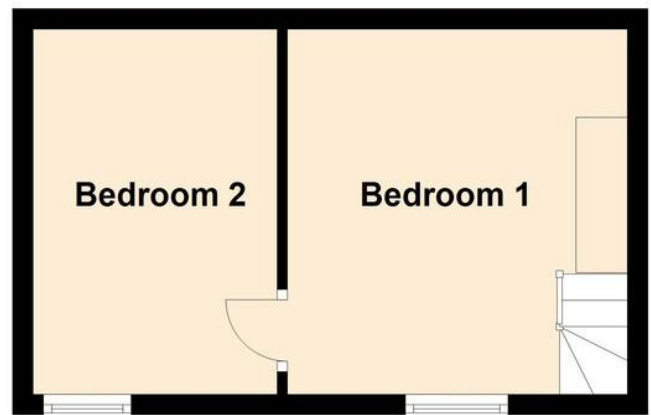
## Ground Floor

Approx. 28.6 sq. metres (307.4 sq. feet)



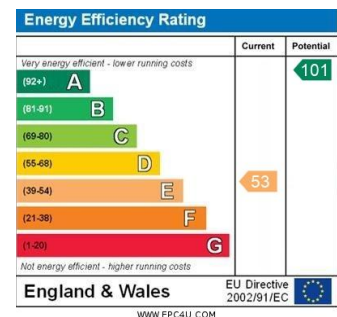
## First Floor

Approx. 20.6 sq. metres (221.7 sq. feet)



Total area: approx. 49.2 sq. metres (529.1 sq. feet)

Colwills  
Plan produced using PlanUp.



**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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs 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



01288 355828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk

32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

