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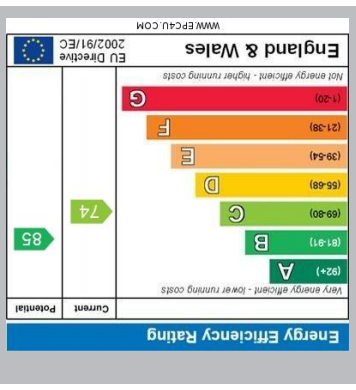
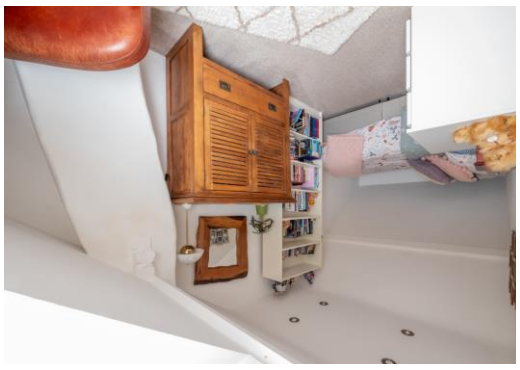
FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide





Total area: approx. 121.2 sq. metres (1304.1 sq. feet)

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Plan produced using PlanUp.

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86 Kings Hill

Bude, Cornwall, EX23 8QL

Price £415,000

- Well presented semi detached 3 bedroom bungalow
- Walking distance of Bude town centre and beaches
- Living room, Dining room, kitchen and conservatory
- Three bedrooms, with ensute to the master, separate shower room
- Off road parking, single garage and enclosed garden

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86 Kings Hill

Bude, Cornwall, EX23 8QL

Price £415,000

Located within walking distance of the town, schools, and beaches, 86 Kings Hill is a beautifully renovated and modernised semi-detached bungalow. The property features a comfortable sitting room with a wood burner, a conservatory offering lovely views over the garden and surrounding countryside, a dining room, and a well-appointed kitchen.

There are three bedrooms, including a principal bedroom with an ensuite shower room, as well as a separate shower room. Outside, the property benefits from off-road parking, a single garage, and well-maintained gardens.

ENTRANCE PORCH
4' 8" x 4' 5" (1.42m x 1.35m) Entering the property via a UPVC door and window to the rear elevation. Door opening to:

KITCHEN
13' 7" x 9' 5" (4.14m x 2.87m) Fitted with a range of wooden wall and base units with contrasting grey worksurface over, inset sink with side drainer, 5 ring gas hob and high level double oven, built in dishwasher. Inset spotlights and LEDs to the kick plates and UPVC double glazed window to the front elevation.

INNER HALL
Doors serve the following rooms.

DINING ROOM
13' 6" x 9' 10" (4.11m x 3m) UPVC double glazed window to the front elevation and stairs ascend to the first floor.

LIVING ROOM
15' 7" x 11' 3" (4.75m x 3.43m) A light and spacious living room with sliding doors to the rear elevation opening to the conservatory. Feature fire place with slate hearth and wood burner.

CONSERVATORY
11' 3" x 9' 2" (3.43m x 2.79m) A triple aspect conservatory with views over the rear garden and countryside beyond. Door opens to the decked seating area.

Directions

From the centre of town proceed out of Bude along The Strand and turn left at the mini roundabout. Continue along this road passing the Esso petrol station on the lefthand side. Immediately after passing the Esso garage turn right signposted 'Kings Hill' and the property will be found on the righthand side in the lay-by.

BEDROOM ONE
11' 11" x 11' 4" (3.63m x 3.45m) UPVC double glazed window to the rear elevation over looking the garden, space for wardrobe and door to ensuite.

ENSUITE
7' x 2' 11" (2.13m x 0.89m) Sliding door opens to the ensuite, with low flush WC with built in wash hand basin and shower enclosure with electric shower. UPVC obscured double glazed window to the side elevation and inset spotlights.

SHOWER ROOM
9' 5" x 5' 5" (2.87m x 1.65m) UPVC obscured double glazed window to the side elevation, wall mounted chrome towel rail, low flush WC, pedestal wash hand basin and double shower enclosure with mains fed shower. Attractive aqua boarding to the shower and feature wall.

BEDROOM TWO
17' 11 (reducing head height in the eves)" x 11' 4 (Max)" (5.46m x 3.45m) A dual aspect bedroom room with Velux window to the rear elevation and UPVC double glazed window to the side. Built in and under eves storage.

BEDROOM THREE
17' 11 (reducing head height in the eves)" x 12' 5 (Max) 10'09 Min" (5.46m x 3.78m) Velux window to the rear elevation with views of the surrounding countryside. Wall mounted radiator.

GARAGE
18' 09" x 8' 05 (Reducing to 7'8)" (5.72m x 2.57m) Electric roller door and pedestrian door to the side. Light and power connected.

OUTSIDE AND GARDENS
The property is approached via a brick paved driveway with off road parking for multiple vehicles and lawn to either side.

At the rear of the property there is a raised decked seating area with steps leading to the lawn. mature hedge rows boarder the garden with views of the open countryside beyond.

TENURE
Freehold

SERVICES
All mains services are connected.

COUNCIL TAX
Band C