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EX23 8BB

BRITISH PROPERTY AWARDS 2017

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2018

ESTATE AGENT IN BUDE

GOLD WINNER

BRITISH PROPERTY AWARDS 2019

ESTATE AGENT IN BUDE

GOLD WINNER

Energy Efficiency Rating

Current

Potential

Very energy efficient - lower running costs

Not energy efficient - higher running costs

90

75

England & Wales

EU Directive 2002/91/EC

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





# 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 2nd left-hand turning into Penstowe Road and the property will be located about 200 yards along on the left hand side.

## Lowenna, Penstowe Road

Kilkhampton, Bude, Cornwall, EX23 9QT

Price £425,000

Lowenna is a spacious detached bungalow, located in the most sought after Penstowe Road within the popular village of Kilkhampton, offering excellent amenities including a primary school, range of shops and village pub.

The well presented accommodation briefly comprises; entrance porch and hall, living room, spacious South facing kitchen/dining room with integrated appliances, three bedrooms and a shower room.

Outside, there is extensive off-road parking, covered carport in front of the single garage with garden to the front laid mainly to lawn. To the rear, the South facing landscaped garden is enclosed and laid mainly to lawn with established planting. The property also benefits from solar panels with battery storage. Available with no onward chain.

### PORCH

Entering via a UPVC double glazed door to the entrance porch with fixed side panel and wooden glazed door to:-

### ENTRANCE HALL

Wall mounted electric storage heater, door to airing cupboard with pressurised hot water cylinder and loft hatch access. Doors serve the following rooms:-

### LIVING ROOM

**16' 6" x 11' 10" (5.03m x 3.61m)** A bright and spacious room with a UPVC double glazed window to the front elevation overlooking the garden. Television point, telephone point and night storage heater. Double doors opening into:-

### KITCHEN DINING ROOM

**21' 3" x 10' 10" (6.48m x 3.3m)** A South aspect kitchen with UPVC double glazed window and matching sliding doors to the rear opening out onto the patio seating area, television point, telephone point and electric storage heater.

The kitchen is finished with a range of matching wall and base units with a fitted worksurface, inset one and a half bowl stainless steel sink with side drainer and mixer tap, integrated appliances comprise; electric oven and hob with extractor over and fridge/freezer.

### BEDROOM ONE

**11' 00" x 10' 00" (3.35m x 3.05m)** A bright and spacious South aspect principle double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden. Electric heater.

### BEDROOM TWO

**10' 5" x 10' 2" (3.18m x 3.1m)** A spacious double bedroom with a UPVC double glazed window to the front elevation. Electric heater.

### BEDROOM THREE

**10' 2" x 8' 11" (3.1m x 2.72m)** UPVC double glazed window to the front elevation. Electric heater.

### BATHROOM

**7' 7" x 5' 11" (2.31m x 1.8m)** UPVC obscure double glazed window to the rear elevation. Shower bath with glass shower screen, mains fed soak head shower, aqua panelling behind, vanity unit with an inset basin and mixer tap over, push button low flush WC, attractive wall tiling and chrome electric heated towel rail.

### GARAGE

**20' 7" x 9' 1" (6.27m x 2.77m)** Car port to the front with an up and over door with light and power connected, cold water tap, 3.kWh battery pack and double glazed door to side. Door to:-

### WC

**5' 00" x 2' 7" (1.52m x 0.79m)** Toilet bowl and cistern.

### OUTSIDE

To the front of the property the garden is laid to lawn with established flower beds and off road parking for 3/4 vehicles. Side gated access and path lead to the rear landscaped South facing garden which is enclosed and laid to lawn with laurel hedging to the rear, stone patio seating



area accessed via the dining area with a low stone-faced wall, established apple trees, shrubs and pretty flower beds with greenhouse and garden shed to one side.

### COUNCIL TAX

Band C

### SERVICES

Mains electricity, water and drainage. Solar panels with 3kwh battery storage.

### TENURE

Freehold

