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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
78	60

Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

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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 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.



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Aisling, Aldercombe Lane

Kilkhampton, Bude, Cornwall, EX23 9RT

Price £439,950

- Well presented detached family home
- Located in the popular village of Kilkhampton
- Living room with wood burner, spacious open plan kitchen dining family room, utility
- Four double bedrooms, ensuite to the principal bedroom, separate bathroom
- Off road parking and gardens to the front and rear

The property professionals



# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From Bude head north on the A39 for approximately 5 miles. Proceed through the village of Kilkhampton, passing the main square and shops. As you start to leave the village turn right towards 'Bridgemans' on Aldercombe Lane and the property will be found a short distance along on the left-hand side.

## Aisling, Aldercombe Lane

Kilkhampton, Bude, Cornwall, EX23 9RT

Price £439,950

Aisling is a spacious and well presented family home located within the popular village of Kilkhampton, offering excellent amenities including a primary school, range of shops and village pub.

Internally the property offers an entrance hall, dual aspect living room with wood burner, large open plan kitchen dining room family room, utility and WC. On the first floor there are four double bedrooms with an ensuite to the principal bedroom and separate bathroom.

Outside there is off road parking for two to three vehicles, with the enclosed garden to the front laid to lawn and a decked seating area to the rear.

### ENTRANCE HALL

Entering via a UPVC obscure double glazed door with fixed side panel to the entrance hall. Coved ceiling, stairs ascending to the first floor, with space under for potential work from home space, two radiators and UPVC obscure double glazed door to the rear elevation. Doors serve the following rooms:-

### WC

**6' 1" x 3' 4" (1.85m x 1.02m)** UPVC obscure double glazed window to the front elevation, coved ceiling, half height wall tiling, wall mounted wash hand basin, WC, tiled flooring and radiator.

### LIVING ROOM

**18' 00" x 13' 2" (5.49m x 4.01m)** A bright and spacious dual aspect reception room with UPVC double glazed windows to the front and rear elevations. Coved ceiling, attractive fireplace surround with slate hearth and wood burner, two radiators, television point and telephone point.

### LIVING KITCHEN DINING ROOM

**22'3 max' 11'6 min' x 20'11 max' 10'00 min" (6.99m x 6.35m)** A spacious multi zone room with a UPVC double glazed window to the front elevation, matching french doors and further window to the rear leading out and overlooking the rear decked garden. Coved ceiling, inset lighting, three feature pendants, two radiators, television point.

The kitchen is finished with a range of matching light grey wall and base units with square edge wood effect worksurface with matching upstand, inset ceramic sink and drainer with mixer tap, attractive Metro style tiling, space for range style cooker with extractor canopy, integrated undercounter fridge,

integrated dishwasher and space for American style fridge freezer.

### UTILITY ROOM

**6' 8" x 6' 1" (2.03m x 1.85m)** UPVC double glazed window to the front elevation overlooking the garden. Coved ceiling, fitted wall units, worksurface with space and plumbing for washing machine, space for tumble dryer, Worcester floor standing oil fired boiler, radiator and tiled flooring.

### FIRST FLOOR

A dual aspect landing with UPVC double glazed windows to the front and rear elevations. Coved ceiling, built in storage cupboard, radiator and loft hatch access. Doors serve the following rooms:-

### BEDROOM ONE

**18' 00" x 11' 2" (5.49m x 3.4m)** A bright and spacious principal double bedroom with UPVC double glazed windows to the front and rear elevations. Coved ceiling, two built in double wardrobes, two radiators and television point.

### ENSUITE

**7' 1" x 3' 3" (2.16m x 0.99m)** Coved ceiling, double shower enclosure with mains fed shower, vanity unit with inset basin and storage below, push button low flush WC and chrome wall mounted heated towel rail.

### BEDROOM TWO

**10' 1" x 9' 11" (3.07m x 3.02m)** A spacious double bedroom with a UPVC double glazed window to the front elevation. Coved ceiling, built in double wardrobe, television point and radiator.

### BEDROOM THREE

**10' 1" x 8' 4" (3.07m x 2.54m)** A spacious double bedroom with a UPVC double glazed window to the rear elevation. Coved ceiling, built in double wardrobe, television point and radiator.



### BEDROOM FOUR

**10' 2" x 8' 3" (3.1m x 2.51m)** A spacious double bedroom with a UPVC double glazed window to the rear elevation. Coved ceiling, television point and radiator.

### BATHROOM

**9' 11" x 6' 2" (3.02m x 1.88m)** UPVC obscure double glazed window to the front elevation, inset lighting, attractive polished wall tiling, double ended bath with central tap, large quadrant shower with soak head shower and aqua panelling, wall hung vanity unit with inset basin with mirror and lighting above and a chrome wall mounted heated towel rail.

### OUTSIDE

To the front of the property a wooden five bar gate opens onto driveway with off road parking for two to three vehicles. The front garden is laid to lawn with a useful storage shed to one side. To the rear there is a decked seating area which can be accessed via the kitchen dining family room.

### COUNCIL TAX

Band D

### SERVICES

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

### TENURE

Freehold

