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Energy Efficiency Rating	
Potential	Current
93	85

Energy Efficiency Rating Legend:

- A (92+) Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20)

England & Wales
 EU Directive 2002/91/EC
 Not energy related - higher running costs

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.



Total area: approx. 159.1 sq. metres (1712.3 sq. feet)



The Property Professionals...



13 Hobbacott Rise

Marhamchurch, Bude, Cornwall, EX23 0FD

Price £539,950

- Spacious energy efficient detached family home
- Located in a popular village location in a quiet cul-de-sac
- Living room with bay window and wood burner, open plan kitchen living dining room
- Four double bedrooms with ensuite to the principal bedroom, separate bathroom
- Garage, off road parking and enclosed gardens



The property professionals

13 Hobbacott Rise

Marhamchurch, Bude, Cornwall, EX23 0FD

Price £539,950

A spacious detached energy efficient family home located on a select development, tucked away in an edge-of-village location in the peaceful and sought after village of Marhamchurch. The property is within walking distance of the village pub and The Weir café and bistro, which offers excellent daytime and evening food. There is also a useful village shop and regular food vans that visit the village for evening takeaway food.

The well presented accommodation offers underfloor heating and high ceilings throughout the ground floor and briefly comprise; entrance hall, cloakroom, South aspect living room with large bay window and wood burner, open plan kitchen dining family room with french doors leading out to a covered patio seating area, gardens and utility room. On the first floor there are four double bedrooms with ensuite shower to the principal bedroom and separate bathroom.

Outside there is off road parking for two vehicles in front of the garage, twin wooden gates open into the garden providing further parking, whilst garden is laid to lawn with raised vegetable beds.

ENTRANCE HALL

15' 00" x 6' 3" (4.57m x 1.91m) Entering via a composite door with UPVC obscure double glazed windows to either side, stairs ascending to the first floor with oak handrail, Telephone point and useful under stairs storage cupboard housing the underfloor heating manifolds. Doors serve the following rooms:-

CLOAKROOM

6' 11" x 4' 4" (2.11m x 1.32m) Attractive wall and floor tiling with underfloor heating, wall hung wash hand basin, push button low flush WC and wall mounted consumer unit.

LIVING ROOM

14' 11" x 11' 7" (4.55m x 3.53m) A bright and spacious South aspect reception room with a large UPVC double glazed bay window to the front elevation and picture window to the side. High ceilings, feature painted brick fireplace surround with marble hearth and an inset wood burner.

STUDY

10' 1" x 6' 11" (3.07m x 2.11m) UPVC double glazed window to the front elevation, high ceiling and underfloor heating.

KITCHEN DINING FAMILY ROOM

25' 7" x 14'6 max' 10'5 min" (7.8m x 4.52m) A bright and spacious multi zone room with UPVC double glazed window and french doors to the rear elevation overlooking the gardens and leading out to a covered patio seating area. High ceiling and underfloor heating.

The kitchen is finished with a range of matching gloss white wall and base units quartz work surface with matching upstand, under mounted sink with in cut drainer, space for range style cooker with extractor, integrated appliances

comprise microwave, fridge freezer and dishwasher.

UTILITY

12' 7" x 5' 11" (3.84m x 1.8m) Double glazed obscure composite door to the rear elevation, fitted with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and space for tumble dryer. Door into the garage.

FIRST FLOOR

Loft hatch access, door to leading linen cupboard with shelving. Radiator. Doors serve the following rooms.

BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.3m) A bright and spacious South aspect principal bedroom with a large UPVC double glazed bay window to the front elevation. Oak fitted double wardrobe, television point and radiator. Door to:-

ENSUITE

8' 1" x 4' 9" (2.46m x 1.45m) UPVC obscure double glazed window to the side elevation attractive wall and floor tiling. Double shower enclosure with soak head shower with separate hand attachment, wall hung wash basin, push button low flush WC and chrome wall mounted heated towel rail.

BEDROOM TWO

10' 1" x 10' 1" (3.07m x 3.07m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the front elevation. Fitted oak double wardrobe and radiator.

BEDROOM THREE

11' 10" x 9' 6" (3.61m x 2.9m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Fitted oak double wardrobe and radiator.



BEDROOM FOUR

10' 1" x 8' 3" (3.07m x 2.51m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Fitted oak double wardrobe and radiator.

BATHROOM

6' 11" x 6' 5" (2.11m x 1.96m) UPVC obscure double glazed window to the side elevation, attractive wall tiling. Panel enclosed bath with glass shower screen with soak head shower and separate hand attachment, wall hung wash basin, push button low flush WC and chrome wall mounted heated towel rail.

GARAGE

20' 7" x 17'8 max' 11'6 in" (6.27m x 5.46m) Twin up and over doors light and power connected, painted walls and floor. UPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is off road parking for two vehicles with the front garden laid to gravel for ease of maintenance. Twin wooden gates to the side open onto a gravel hardstanding area, providing further off road parking. The generous rear garden is laid mainly to lawn with a covered patio seating, area of gravel with raised vegetable beds and useful insulated work store with power connected.

COUNCIL TAX

Band E

SERVICES

All mains services are connected

TENURE

Freehold Estate service charge approx. £370.00 per year.



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Directions

From the centre of Bude head up through Kings Hill towards the A39. On reaching the A39 turn right, after 100 yards turn left, signposted to Marhamchurch. Follow the road for approximately a mile into the village. At the T junction turn left, follow the road around to the right, then take the immediate left into Hobbacott Lane. Take the third right into Hobbacott Rise and the property will be located at the end of the cul-de-sac on the left hand side.

