

01288 355 828

E: bude@colwills.co.uk

www.colwills.co.uk

32 Queen Street

Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS

2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

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BRITISH PROPERTY AWARDS

2017

GOLD WINNER

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Energy Efficiency Rating

EU Directive 2002/91/EC	<div>A</div> <div>B</div> <div>C</div> <div>D</div> <div>E</div> <div>F</div> <div>G</div>
<div>Very energy efficient - lower running costs</div> <div>Not energy efficient - higher running costs</div>	<div>120</div> <div>121-135</div> <div>136-147</div> <div>148-155</div> <div>156-177</div> <div>178-213</div> <div>214-255</div>
Current	76
Potential	58

England & Wales

www.epcau.com

estate agents

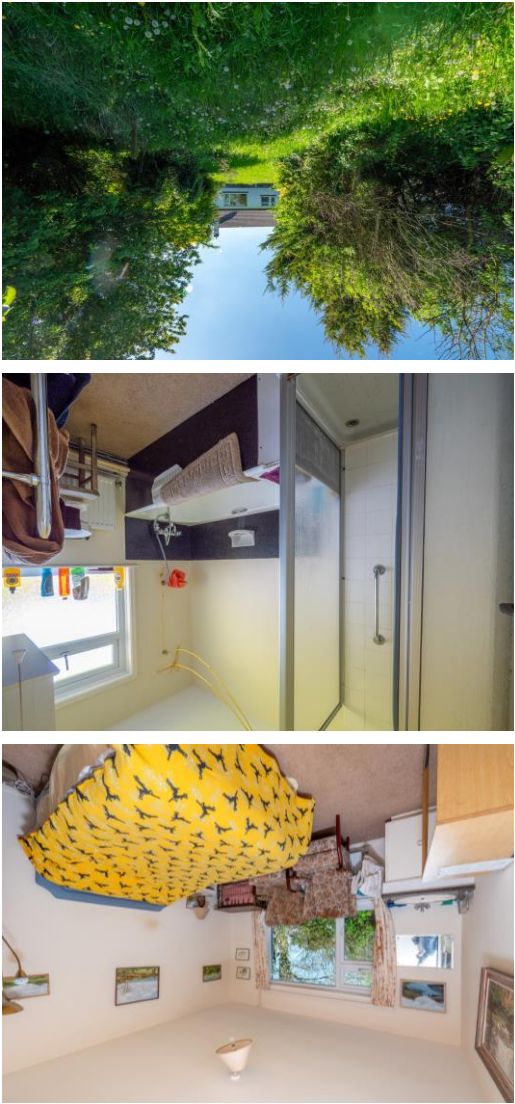
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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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



The Property Professionals...

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Strathmore, Hilton Road

Marhamchurch, Bude, Cornwall, EX23 0HE

Price £350,000

- Detached bungalow in need of general modernisation
- Located in the popular village of Marhamchurch on the edge of the village
- South aspect living room, dining room, kitchen
- Two double bedrooms, bathroom, separate WC
- Single garage, off road parking and generous gardens

The property professionals

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FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
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BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2019

★★★★★

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Directions

Head south of Bude on the A39 and take the first left to Marhamchurch. Proceed up through the village and at the T junction turn left, take the second left into Hobbacott Lane and then first right into Hilton Road and the property will be located on the left hand side just before you leave the village.

Strathmore, Hilton Road

Marhamchurch, Bude, Cornwall, EX23 0HE

Price £350,000

Strathmore is a detached bungalow in an edge-of-village location on a generous plot, located 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 property is in need of some modernisation and offers an entrance porch and hall, South aspect living room with open fireplace, dining room, kitchen, two double bedrooms, bathroom and separate WC.

There is an adjoining single garage with useful store and further WC. Off road parking and a large South aspect garden laid to lawn. To the rear the private and generous gardens are laid to lawn with mature trees and shrubs. Available with no onward chain,

ENTRANCE PORCH
9' 6" x 7' 0" (2.9m x 2.13m) Entering via a UPVC double glazed door to the entrance porch with UPVC double glazed window to the front and side elevations. UPVC double glazed door with matching fixed side panels opening to:-

ENTRANCE HALL
Loft hatch access, door to useful storage cupboard, telephone point and radiator. Doors serve the following rooms:-

LIVING ROOM
20' 3" x 12' 1" (6.17m x 3.68m) A bright and spacious South aspect reception room with UPVC double glazed windows the front and rear elevations overlooking the generous gardens. Coved ceiling, open fireplace with tiled surround and hearth, television point and two radiators. Door to:-

DINING ROOM
9' 9" x 7' 10" (2.97m x 2.39m) UPVC double glazed window to the front elevation overlooking the gardens. Radiator. Door to:-

KITCHEN
11' 11" x 9'8 max' 8'3 min" (3.63m x 2.95m) UPVC double glazed window to the rear elevation overlooking generous gardens. Door to linen cupboard, radiator and Grant floor standing oil fired boiler.

The kitchen is finished with a range of matching wall and base units with

fitted worksurface, inset stainless steel sink and drainer with mixer tap, inset electric hob with extractor canopy, integrated electric oven, space and plumbing for washing machine and space for freestanding fridge freezer. Door to:-

REAR PORCH
UPVC double glazed door to the rear elevation, door to useful store and door to:-

WC
5' 8" x 3' 1" (1.73m x 0.94m) UPVC obscure double glazed window to the rear elevation, high-level cistern and toilet bowl

BEDROOM ONE
14' 00" x 10' 9" (4.27m x 3.28m) A bright and spacious South aspect double bedroom with UPVC double glazed windows to the front elevation overlooking the gardens. Built-in wardrobe and radiator.

BEDROOM TWO
11' 11" x 10' 9" (3.63m x 3.28m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Built-in wardrobe, vanity unit with inset basin and radiator.

BATHROOM
8' 5" x 5' 2" (2.57m x 1.57m) UPVC obscure double glazed window to the rear elevation, panel enclosed bath, separate shower enclosure with electric shower, pedestal wash hand basin and radiator.

WC
5' 6" x 2' 7" (1.68m x 0.79m) UPVC obscure double window to the rear elevation low flush WC.

GARAGE
16'8 max' 15'6 min" x 9' 00" (5.26m x 2.74m) Up and over door, light

and power connected and UPVC double glazed window to the side elevation.

OUTSIDE
To the front of the property, there are twin metal gates which open onto the driveway. The generous South aspect front garden is laid to lawn with mature hedgerow to the boundary. Side path leads to the generous and private gardens with mature trees and shrubs, laid mainly to lawn.

COUNCIL TAX
Band D

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

TENURE
Freehold