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

Energy Efficiency Rating

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

81 69

A B C D E F G

(92+) (81-91) (69-80) (55-68) (39-54) (21-58) (1-20)

BRITISH PROPERTY AWARDS 2017 GOLD WINNER

BRITISH PROPERTY AWARDS 2018 GOLD WINNER

BRITISH PROPERTY AWARDS 2019 GOLD WINNER

ESTATE AGENT IN BUDE

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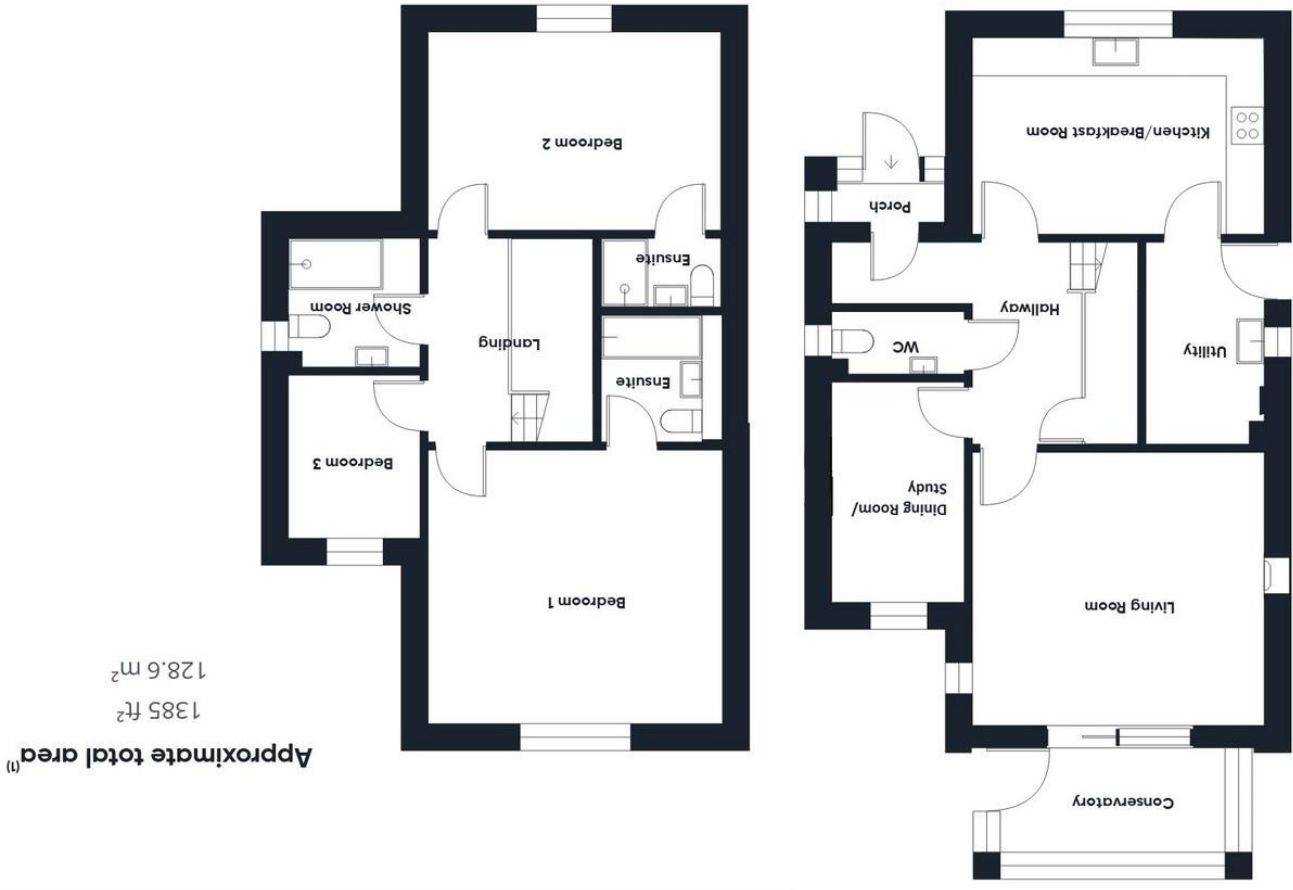
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The Property Professionals...

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Chy-Porth, Woodville Road

Woodford, Bude, Cornwall, EX23 9JA

Price £399,950

- Spacious detached house
- Located in a quiet and peaceful village location
- Living room, conservatory, dining room/study, kitchen/breakfast room
- Three bedrooms, two ensuite bath/shower rooms and separate shower room
- Off road parking. Gardens front and rear. No onward chain

The property professionals



Directions

From Bude head north on the A39 towards Bideford, passing through the village of Kilkhampton and take the second turning left signposted Morwenstow (approximately three miles after leaving the village of Kilkhampton). Continue on this road, passing through the village of Shop and remain on this road signposted to Woodford. As you head out of Shop take the first turning on the left towards Woodford. Continue along this road and the property will be located on the right hand side just before Chapel Close and the bus stop.

Chy-Porth, Woodville Road

Woodford, Bude, Cornwall, EX23 9JA

Price £399,950

Chy-Porth is a spacious detached house, offered with no onward chain, located in a quiet and peaceful village location, only a few miles from the famed National Trust coastal path and nearby beaches of Duckpool, Sandymouth and the coastal town of Bude with all its amenities.

Recently redecorated and featuring newly fitted carpets the property comprises of an entrance porch and hall, spacious living room with doors leading out to a conservatory, dining room/study, kitchen/breakfast room and utility. On the first floor there are three bedrooms, two with ensembles and a separate shower room.

Outside there is extensive off road parking with a garden to the front, useful adjoining store and gardens to the rear backing onto countryside.

PORCH

6' 6" x 2' 6" (1.98m x 0.76m) Entering via a UPVC obscure double glazed door to the entrance porch with UPVC obscure double glazed door opening into:-

ENTRANCE HALL

Staircase ascending to the first floor with useful under stairs storage cupboard. Wood flooring and radiator. Doors serve the following rooms.

CLOAKROOM

7' 3" x 3' 1" (2.21m x 0.94m) Coved ceiling, wall mounted wash hand basin, pushbutton low flush WC, tile flooring, radiator and UPVC obscure double glazed internal window.

LIVING ROOM

15' 7" x 14' 8" (4.75m x 4.47m) UPVC double glazed window to the side elevation and UPVC double glaze sliding patio doors leading out to the conservatory. Coved ceiling, fireplace with slate tiled half, wood flooring and radiator.

CONSERVATORY

12' 5" x 6' 1" (3.78m x 1.85m) UPVC double glazed windows to three elevations overlooking the gardens and countryside and UPVC double glazed door leading out to the seating area and gardens. Tiled flooring.

DINING ROOM/STUDY

11' 9" x 7' 2" (3.58m x 2.18m) UPVC obscure double glazed window to the rear elevation overlooking the gardens and surrounding countryside. Coved ceiling, wood flooring and radiator

KITCHEN/BREAKFAST ROOM

15' 8" x 10' 7" (4.78m x 3.23m) UPVC obscure double glazed window to the front elevation, coved ceiling, slate tiled flooring and radiator. The kitchen is finished with a range of matching hand painted wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap. Inset electric hob, integrated electric oven And space and plumbing for dishwasher. Door to:-

UTILITY ROOM

10' 9" x 6' 5" (3.28m x 1.96m) UPVC double glazed window and door to the side elevation, coved ceiling, wall mounted consumer unit, slate tiled flooring and radiator. Fitted base unit with work surface, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and Worcester oil fired boiler.

FIRST FLOOR

Radiator and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE

15' 8" x 14' 8" (4.78m x 4.47m) A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation overlooking the garden and surrounding countryside and Velux window to the side. Radiator. Door to:-

ENSUITE

6' 8" x 5' 6" (2.03m x 1.68m) Window to the side elevation, panel enclosed bath, pedestal wash and basin, WC and radiator.



BEDROOM TWO

15' 8" x 10' 9" (4.78m x 3.28m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the gardens and Methodist Church. Radiator.

ENSUITE

6' 7" x 3' 9" (2.01m x 1.14m) Double shower enclosure with main fed shower, pedestal wash and basin, push button low flush WC.

BEDROOM THREE

8' 10" x 7' 3" (2.69m x 2.21m) Velux window and UPVC double glazed window to the rear elevation overlooking the gardens and surrounding countryside. A single bedroom with radiator.

SHOWER ROOM

7' 3" x 6' 9" (2.21m x 2.06m) UPVC obscure double glazed window to the side elevation, double shower enclosure with electric shower, vanity unit within inset basin, push button low flush WC and radiator.

OUTSIDE

The property is approached via twin wooden five bar gates which open onto a resin gravel driveway, providing off road parking for a number of vehicles and a raised area of lawn to the front. To the rear there is a gravel seating area accessed from the conservatory with steps up to an area of lawn, which backs onto open countryside.

COUNCIL TAX

Band D

SERVICES

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

TENURE

Freehold

