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S T T I M T O



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# OLWILLS

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Marhamchurch, Bude, Cornwall , EX23 0ES

Price £450,000

- Spacious link detached bungalow
- Located in the popular village of Marhamchurch on the edge of the village
- Living room with balcony, kitchen/breakfast room
- Three bedrooms with an ensuite to the principal bedroom and separate bathroom
- Single garage, off road parking, enclosed gardens. No onward chain



The property professionals



*Award winning*



## 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 and the property will be located a short distance along on the left hand side.

# Rindleford, Hobbacott Lane

Marhamchurch, Bude, Cornwall , EX23 0ES

Price £450,000

A spacious and well presented split level link detached bungalow 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, primary school, church and chapel.

The property could benefit from some modernisation and offers an entrance hall, spacious living room with doors leading out to a balcony, kitchen breakfast room, three bedrooms with an ensuite to the principal bedroom and separate bathroom.

Outside there is bricked paved off road parking, single garage and an area of garden, to the rear there are generous gardens, useful storeroom and a further garden store. Available with no onward chain.

### ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching fixed side panel to the entrance hall, radiator, and doors to airing cupboard housing the factory lagged hot water cylinder. Doors serve the following rooms :-

### LIVING ROOM

**21' 10" x 12' 7" (6.65m x 3.84m)** A spacious reception room with UPVC double glazed French doors to the rear elevation with matching fixed side panels leading out onto the balcony seating area and wooden framed window to the side. Coved artex ceiling, stone fireplace surround with stone tiled hearth with gas stove and two radiators.

### KITCHEN/BREAKFAST ROOM

**13' 8" x 9' 11" (4.17m x 3.02m)** UPVC double glazed window to the front elevation overlooking the gardens and Velux window to side. Coved artex ceiling and radiator.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer, inset gas hob (not working) integrated high-level electric double oven and space and plumbing for washing machine.

### BEDROOM ONE

**11' 10" x 8' 9" (3.61m x 2.67m)** Steps lead down to the bright and spacious principal double bedroom with UPVC double glazed window to

the rear elevation overlooking the gardens. Coved artex ceiling and radiator. Door to:-

### ENSUITE

**6' 9" x 4' 4" (2.06m x 1.32m)** Artex ceiling, double shower enclosure with mains fed shower, vanity unit with inset basin, push button low flush WC with Saniflo system and radiator.

### BEDROOM TWO

**12' 8" x 11' 7" (3.86m x 3.53m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Radiator.

### BEDROOM THREE

**10' 11" x 9' 1" (3.33m x 2.77m)** A bright and spacious double bedroom with UPVC corner window. Coved artex ceiling, fitted double wardrobe and radiator.

### BATHROOM

**9' 1" x 7' 7" (2.77m x 2.31m)** UPVC obscure double glazed window to the side elevation, Artex ceiling, panel enclosed bath with mains fed shower, quadrant shower enclosure with electric shower, vanity unit with inset basin WC and radiator.

### GARAGE

**17' 7" x 8' 10" (5.36m x 2.69m)** Up and over door, UPVC double glazed pedestrian door to the rear elevation. Light and power connected.

### OUTSIDE TOILET

**5' 6" x 2' 9" (1.68m x 0.84m)** UPVC obscure double door with toilet bowl and cistern.



### STORE ROOM

**13' 4" x 11' 11" (4.06m x 3.63m)** UPVC double glazed door and window, light and power connected. Wall mounted Worcester gas fired boiler. Split level floor with maximum 6ft 2' head clearance and minimum 4ft 11'

### GARDEN STORE

**11' 8" x 7' 7" (3.56m x 2.31m)** UPVC double glazed windows to two elevations and obscure double door.

### OUTSIDE

To the front of the property there is brick paved off road parking with an area of lawn and attractive planting. Side gate and steps leads to the generous rear landscaped gardens which are laid to lawn with a central path, feature weeping willow, mature flower beds with a variety of roses and shrubs.

### COUNCIL TAX

Band D

### SERVICES

All mains services are connected

### TENURE

Freehold

