



**8 Rosecott Park, Kilkhampton,
Bude, Cornwall, EX23 9QG**

Guide Price £399,950 Freehold





A remarkably spacious detached bungalow in a sought after cul-de-sac within a level walk of amenities

- No Onward Chain
- 3 Bedrooms (2 En Suites)
 - Kitchen
 - Dining Room
 - Lounge
- Enclosed Rear Garden
 - Off Road Parking
- EPC D & Council Tax D

SITUATION Situated on the fringe of the popular village of Kilkhampton which sits astride the A39, the Atlantic Highway, giving access to the majestic North Cornish coastline.

The coastal town of Bude is only 5 miles to the south with extensive sandy beaches, links golf course and cliff walks. Bude has doctors, dentists and veterinary surgeries and a wide range of supermarkets and boutique shops.

DESCRIPTION A most appealing detached bungalow built in the 1980s of brick construction with an interlocking tiled roof.

The property has flexible accommodation, clearly illustrated on the floorplan and briefly comprises: entrance porch with glazed doors opening into entrance hall with airing cupboard and access to loft space.



Door into double aspect lounge with decorative fireplace, laminate wood effect floors and opening into dining room which has sliding patio doors to the rear garden onto a paved patio area, ideal for al fresco dining.

The kitchen has a range of base and wall units with inset 1½ bowl sink with mixer taps, electric double oven with pan storage above and below, ceramic hob with splashbacks and extractor over. Door into the utility room with stainless steel sink, plumbing and space for washing machine, tumble dryer and dishwasher. Rear boot room with cloaks hanging space and glazed door to rear garden.

From utility room, door into bedroom 3 with inset wardrobes, cupboard housing base-level oil-fired boiler for central heating and hot water, shower cubicle and door into en suite cloakroom



with low flush WC and wash hand basin.

From entrance hall, doors into bedroom 2 and the main bedroom which enjoys French doors opening to the side garden and an en suite shower room with low flush WC and walk-in shower cubicle. Family bathroom with panel enclosed bath, low flush WC and pedestal wash hand basin.

OUTSIDE To the front is a brick paved driveway providing parking for two vehicles and a further gravelled area for an extra vehicle. Up and over doors open into a useful storage area.

To the side of the property is a path with pedestrian gates which leads to the rear garden

comprising an enclosed rear paved terrace with further path leading to the side garden, a delightful feature with well-defined hedge and fence boundaries providing excellent privacy, laid mainly to lawn with timber summerhouse.

SERVICES Mains water and drainage. Mains electricity. Double glazed throughout. Full EPC document available on request. For mobile phone and internet connection, please visit Ofcom website. Please note the agents have not inspected or tested these services

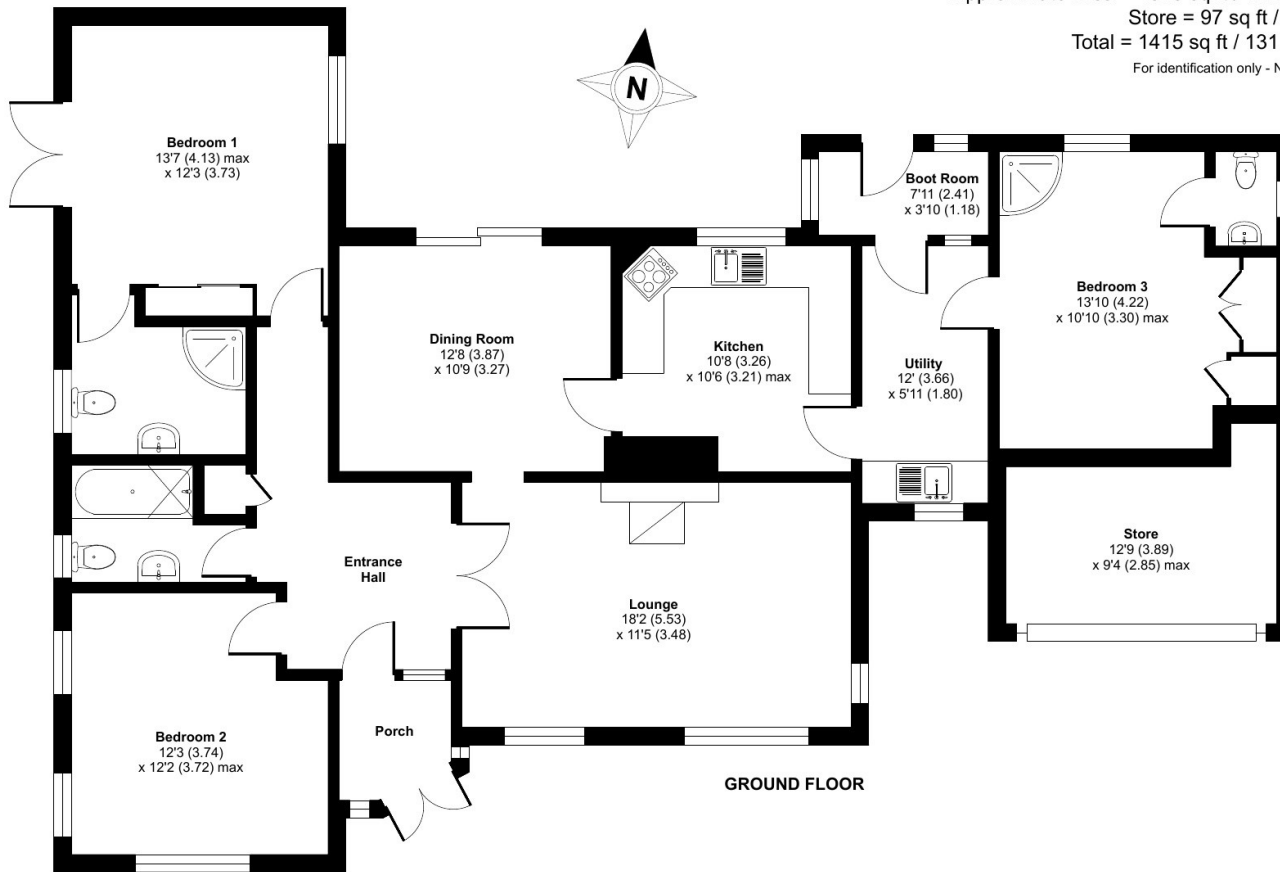
VIEWINGS Strictly by prior appointment through the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav Postcode: EX23 9QG

What3Words: ///pots.dart.hairspray

Approximate Area = 1318 sq ft / 122.4 sq m
 Store = 97 sq ft / 9 sq m
 Total = 1415 sq ft / 131.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1251776



For more information or to arrange a viewing, please contact us:

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