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BRITISH
PROPERTY
AWARDS
MULTIPLE

GOLD WINNER
ESTATE AGENT
IN BUDE

Energy Efficiency Rating

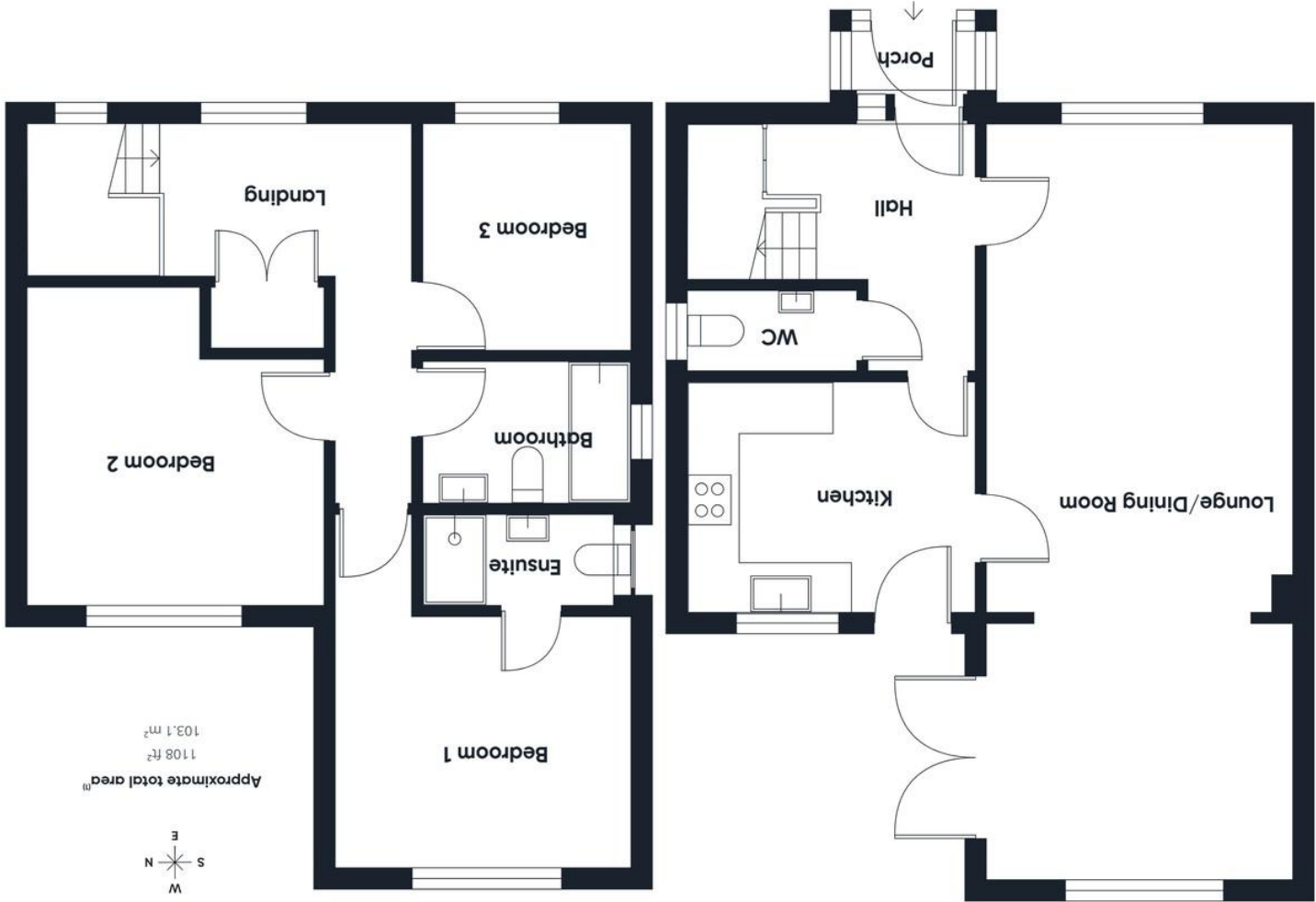
Energy Efficiency Rating	Current	Potential
A (92+)	89	91
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales
EU Directive
2002/91/EC
www.epc.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures or 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 or surveyor. 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.

the property professionals



47a North Close

Kilkhampton, Bude, Cornwall, EX23 9RQ

- Modern detached family home
- Located in the popular village of Kilkhampton
- Spacious lounge/dining room, modern kitchen
- Three bedrooms with ensuite to the principal and separate bathroom
- Brick paved off road parking, enclosed gardens. No onward chain





Directions

From Bude head north on the A39 for approximately 5 miles. Proceed through the village of Kilkhampton passing the main square and shops. Pass the bus stop on the left-hand side and turn left into North Close. Take the first left and the property will be found on the righthand side.



COLWILLS
the property professionals

47a North Close

Kilkhampton, Bude, Cornwall, EX23 9RQ

£350,000

47a North Close is a modern detached family home, offered for sale with the benefit of no onward chain. Situated within the sought-after village of Kilkhampton, the property enjoys a convenient location within easy, level walking distance of the village's amenities including a wide range of shops and food outlets.

The well-presented accommodation comprises an entrance porch leading into a hall, a spacious dual-aspect lounge/dining room with French doors opening onto the patio and enclosed rear gardens, a contemporary grey fitted kitchen, and a useful cloakroom. On the first floor are three double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from a generous brick-paved driveway providing ample off-road parking and enclosed rear garden.

PORCH 5' 0" x 3' 2" (1.52m x 0.97m) Entering the property via a UPVC double glazed door with matching windows to the side. Full hight glazed door leads to the inner hall:-

ENTRANCE HALL 10' 2" x 4' 5" (3.1m x 1.35m) A welcoming hallway with Karndean flooring, stairs ascend to the first floor and doors serve the following rooms.

LOUNGE/DINER 19' 2" x 12' 0" (5.84m x 3.66m) A triple aspect living space with UPVC double glazed windows to the front and rear elevations and patio doors opening to the garden.

KITCHEN 11' 6" x 8' 9" (3.51m x 2.67m) Fitted with a range of matching light grey wall and base units with contrasting worksurface over. Inset one and a half bowl stainless sink with side drainer, space for freestanding washing machine and freestanding American style fridge freezer. Built in hob with extractor over and built in single oven.

Karndean flooring, inset spotlights, UPVC double glazed window to the rear elevation and door opening to the rear garden.

WC 6' 7" x 3' 1" (2.01m x 0.94m) Obscured double glazed window to the side elevation, wall mounted wash hand basin with tiled splashback, chrome heated towel rail and continuation

of the Karndean flooring.

LANDING A turning staircase with Oak handrails and glass balustrade ascend to the first floor, Useful storage cupboard with double Oak doors, loft hatch access and doors serving the following rooms.

BEDROOM 1 11' 11" x 9' 11" (3.63m x 3.02m) A spacious principal double bedroom with double glazed window to the rear elevation and door to:-

ENSUITE 7' 7" x 3' 6" (2.31m x 1.07m) Fitted with a low flush WC, pedestal wash hand basin with tiled splashback, shower enclosure with mains fed shower on a chrome riser and aqua boarding to the walls. Heated towel rail and obscured double glazed window to the side.

BEDROOM 2 12' 4" x 11' 6" (3.76m x 3.51m) Another generous double bedroom with UPVC double glazed window to the rear elevation.

BEDROOM 3 8' 11" x 8' 3" (2.72m x 2.51m) A double bedroom with UPVC double glazed window to the front elevation.

BATHROOM 8' 4" x 5' 7" (2.54m x 1.7m) Fitted with a low flush WC and pedestal wash hand basin with tiled splashback, panel enclosed bath mains fed shower on a chrome riser and glass shower screen. Aqua boarding to the wet areas and obscured double glazed window. Chrome wall mounted heated towel rail.



OUTSIDE AND GARDENS Extensive bricked paved driveway providing off road parking for multiple vehides. The rear of the property has a brick paved seating area accessed from the kitchen and dining room. Further lawned area with space for shed and oil tank.

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

TENURE Freehold

COUNCIL TAX Cornwall Council Band D

