

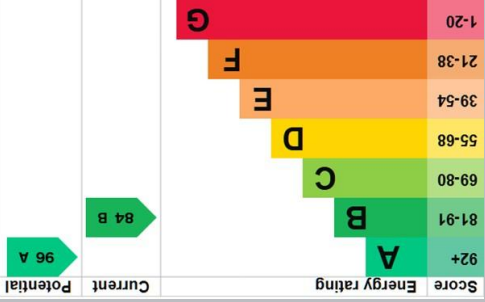


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 84 B
Potential: 96 A



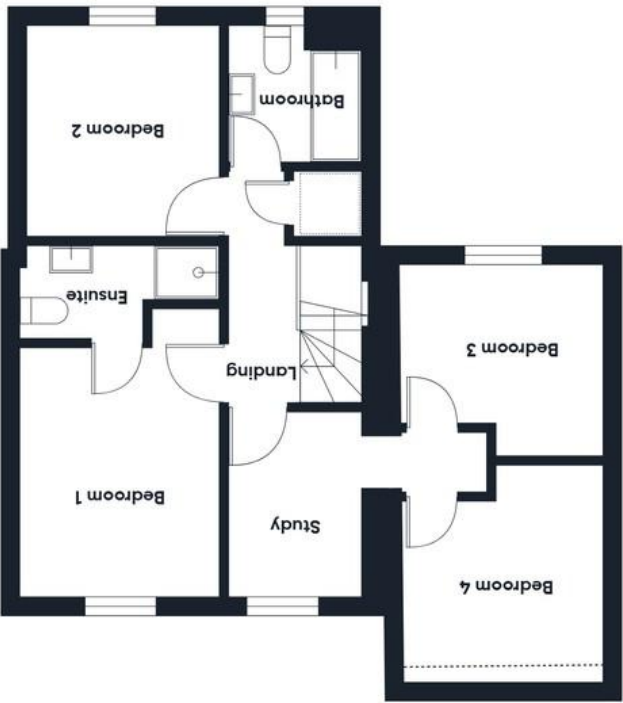
BRITISH
PROPERTY
AWARDS
MULTIPLE
GOLD WINNER
ESTATE AGENT
IN BUDE

32 Queen Street
Bude, Cornwall
EX23 8BB
01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

The Property
Ombudsman



Approximate total area^m
1117 ft²
103.9 m²
Reduced headroom
5 ft²
0.5 m²



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11 Hobbacott Rise

Marhamchurch, Bude, Cornwall, EX23 0FD

- Modern Semi detached family home
- 4 Bedrooms with en suite to principle
- Quiet village location
- Off road Parking and private rear garden
- Open plan Kitchen/Living/Dining room



£332,500



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. Take the third right into Hobbacott Rise and the property will be located at the end of the cul-de-sac on the left hand side.



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11 Hobbacott Rise

Marhamchurch, Bude, Cornwall, EX23 0FD

£332,500

A modern semi-detached family home located on a select development tucked away in an edge-of-village location in the peaceful and sought after village of Marhamchurch. The property is within walking distance of the village pub, there is also a useful village shop and regular food vans that visit the village for evening takeaway food.

The well-presented accommodation offers underfloor heating and the ground floor and briefly comprises; Open plan kitchen dining living room with woodburner and french doors leading out to the rear garden, cloakroom. On the first floor there are four bedrooms with ensuite shower room to the principal bedroom, a home office and family bathroom.

To the front of the property there is driveway parking. The rear garden is mainly laid to lawn with raised vegetable beds to one end, the garden is accessed from through the side gate or french doors to the rear of the property.

KITCHEN /LIVING /DINING ROOM 27' 2" x 26' 8" (8.28m x 8.13m) **KITCHEN** Entered through a UPVC glazed front door, a fantastic modern space creating a brilliant open plan setup for family living and entertaining guests. The kitchen is fitted with a range of wall and base units housing an electric hob with extractor over, double oven, built in fridge/freezer, stainless steel 1.5 bowl sink with drainer and a slimline dishwasher. A generous kitchen island adds plenty of extra worktop space and provides a great social aspect.

DINING ROOM Another great space with double glazed French doors onto the garden.

SITTING ROOM A comfortable space complete with wood burner and a large, double-glazed window looking out over the rear garden and grey carpet underfoot. The downstairs is heated via underfloor heating.

BEDROOM 1 9' 4" x 11' 8" (2.84m x 3.56m) A generous double bedroom, wood effect flooring and double glazed upvc window to the rear elevation. space for free standing drawer units and wardrobe. Door leading to;

ENSUITE 9' 5" x 3' 11" (2.87m x 1.19m) Fitted with a walk-in shower, W.C and wash hand basin.

BEDROOM 2 9' 3" x 9' 10" (2.82m x 3m) Double bedroom with double glazed UPVC window to front elevation and wood effect flooring

BEDROOM 3 9' 5" x 10' 3" (2.87m x 3.12m) Another double bedroom providing space for free standing wardrobe and drawer units, double glazed UPVC window to front elevation.

BEDROOM 4/ PLAY ROOM 9' 8" x 9' 1" (2.95m x 2.77m) Currently utilised as a play room, space for free standing wardrobe and drawer storage, velux window and wood effect flooring underfoot.

HOME OFFICE 6' 4" x 8' 6" (1.93m x 2.59m) A generous study with further space for free standing wardrobe storage and double glazed UPVC window to the rear elevation. This also leads through into bedrooms 3 and 4.

BATHROOM 6' 4" x 6' 6" (1.93m x 1.98m) Bath with shower over, W.C and wash hand basin, wood effect flooring underfoot and obscured double glazed UPVC window to the front elevation.

OUTSIDE To the front of the property there is off road parking. A wooden gate to the side provides access to the rear garden via paved pathway. The rear garden is laid mainly to lawn with a gravel area containing raised vegetable beds.



COUNCIL TAX Band C

SERVICES All mains services are connected

TENURE Freehold - Estate service charge approx. £370.00 per year.

