



11 Hobbacott Rise

Marhamchurch, Bude, Cornwall, EX23 0FD

KIVELLS



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Marhamchurch, Bude, Cornwall, EX23 0FD

£332,500 Guide Price

Semi-detached, three bedroom house

Stunning open plan kitchen/dining room and flexible living accommodation

Living room benefiting from a log burner

Private rear garden

Off-street parking

Sought-after village location near Bude

EPC Rating:

Situation

Hobbacott Rise is located in the centre of the sought after village of Marhamchurch with its own public house, local church, village shop and highly regarded primary school. The A39 'Atlantic Highway' is about half a mile away and provides excellent access North to the towns of Bideford and Barnstaple and South further on down into Cornwall.

The popular coastal resort of Bude is about 2.5 miles away where you will find an excellent range of local and national amenities and secondary school. Leisure facilities including all weather floodlit tennis courts, leisure pool and 18-hole links golf course.

Description

A fantastic opportunity to acquire this immaculately presented modern semi-detached property, perfectly situated in the highly desirable and active village of Marhamchurch, just a short drive from the coastal town of Bude.

The ground floor is designed for modern family life and entertaining, centred around a superb open-plan kitchen/dining room. This bright and spacious area flows seamlessly into the comfortable living room, which boasts a charming log burner—ideal for cosy winter evenings.

Upstairs, you will find three well-proportioned bedrooms, one ensuite, along with a fourth room that could serve as a bedroom, home office, or playroom. and a contemporary family bathroom

Externally an enclosed, lawned garden is ideal for pets and children alike.



Accommodation

Entering through uPVC double-glazed door into:

KITCHEN/DINING ROOM

Featuring a large central island and breakfast bar with stone-effect worktops. The main part of the kitchen has a range of matching wall and base units including integrated double oven, integrated microwave, hob and extractor and 1.5 sink and drainer. Window to the front, wood-effect parquet flooring and downlights. A generous portioned room with ample space for a large dining table, and the dining area features patio doors leading to the rear garden. Off of the kitchen/dining area are two useful cupboards and a WC.

WC

Tiled to half surround WC and hand basin, opaque glass window to the side elevations.

LIVING ROOM

Spacious living room which boasts a log burning stove providing a focal point, along with window overlooking the garden and downlights. Carpeted flooring and all under floor heating downstairs.

FIRST FLOOR LANDING

Access to all principal rooms, carpeted flooring, radiator central heating and loft access.

BEDROOM ONE

Master bedroom with ensuite featuring wood-effect flooring, window to the rear, radiator central heating and pendant light.

ENSUITE

Tiled to half surround, walk-in shower and rain head shower, WC and hand basin, towel rail.

BEDROOM TWO

To the front of the property, featuring a continuation of wood-effect flooring, pendant light, window to the front and radiator central heating.

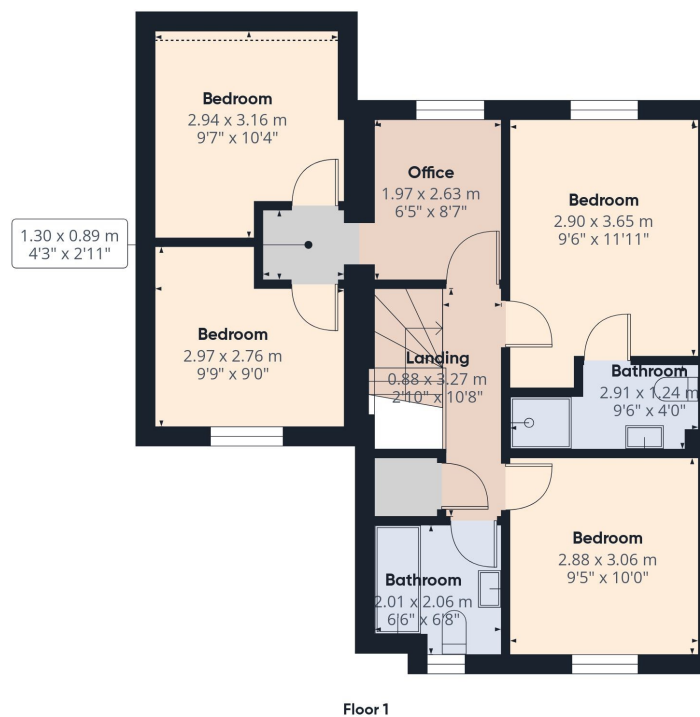
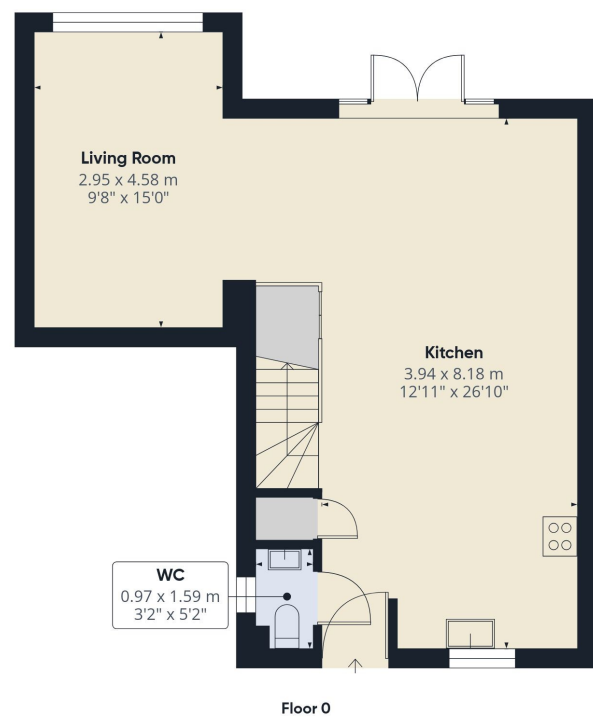
STUDY AREA

Off the landing is a large study area which could also be utilised as a walk-in wardrobe, and provides access to the further two bedrooms.



Floor plan

Floor plan for identification purposes only, not to scale



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Approximate total area⁽¹⁾

109.5 m²
1179 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

BEDROOM THREE

Double-bedroom with wood-effect flooring, space for free-standing furniture, window to the front elevation, radiator and pendant light.



PLAY ROOM

Currently used as a bedroom with Velux window, space for freestanding wardrobe, radiator and pendant light.



FAMILY BATHROOM

Wood-effect flooring, WC, hand basin and bath with shower over. Obscured glass window to the front elevations, towel rail and bathroom light.



Outside

To the front elevation the off road parking space provides access to the storage space, perfect for bikes and surfboards, whilst to the rear of the property the generous lawned garden is complemented by a patio area, perfect for alfresco dining.

Services

Mains water, electricity, and drainage.

Agents' Note

The property is being sold by a third party and there will be a £49 + VAT Administration fee to the buyers for AML and compliance checks.



EE Rating - B



Council tax band - C



Directions

What3Words – brain.forced.blink

Viewings strictly by appointment only

Please ring **01288 359 999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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