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Bude, Cornwall

EX23 8BB

BRITISH PROPERTY AWARDS 2019

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS 2018

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS 2017

GOLD WINNER

ESTATE AGENT IN BUDE

Energy Efficiency Rating

Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-29)
C (69-80)	E (30-34)
D (55-68)	D (35-44)
E (39-54)	C (55-68)
F (21-29)	B (81-91)
G (1-20)	A (92+)

EU Directive 2002/91/EC

England & Wales

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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and 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 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...

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Greenbank, Hobbacott Lane

Marhamchurch, Bude, Cornwall, EX23 0ES

Price £429,950

- Generously proportioned detached bungalow
- Three double bedrooms, shower room and utility/cloakroom
- Lounge/dining room with wood burner, South facing conservatory, kitchen
- Solar Panel System - Vendor advises a return of approx. £1000 in 2025
- Single garage, extensive off road parking and South facing gardens

The property professionals

FREE SALES & LETTINGS MARKET APPRAISAL

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 on the right hand side the last but one property along on the right hand side.

Greenbank, Hobbacott Lane

Marhamchurch, Bude, Cornwall, EX23 0ES

Price £429,950

Greenbank is a beautifully presented and generously proportioned detached bungalow with a sunny South facing garden, set 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, from the village there are walks through the Hele Valley and level walks along the canal into Bude. There is also a useful village shop and regular food vans that visit the village pub for evening takeaway food, primary school, church and chapel.

Internally the accommodation offers an entrance porch and hallway, a spacious lounge/dining room featuring a triple glazed roof lantern and fireplace with wood burner, a south-facing conservatory, kitchen, utility/WC, three double bedrooms and a shower room.

Externally, the property benefits from a single garage, ample off-road parking and beautifully maintained, enclosed landscaped gardens.

PORCH

5' 3" x 3' 3" (1.6m x 0.99m) Entering via a double-glazed composite door to the entrance porch with UPVC double glazed windows to the front and side elevations with slate windowsills. Slate tiled flooring and composite obscure double glazed door opening into:-

ENTRANCE HALL

Artex ceiling, oak wood flooring and oak doors serve the following rooms:-

LOUNGE/DINING ROOM

18' 6" x 14' 5" (5.64m x 4.39m) A bright and spacious reception room with coved ceiling, large triple glazed roof lantern and UPVC windows and French doors to the rear elevation leading out to the conservatory. Fireplace with oak wooden mantle, slate hearth, wood burner, two radiators and a useful storage cupboard.

CONSERVATORY

20' 6" x 8' 8" (6.25m x 2.64m) A spacious South facing conservatory with UPVC double glazed windows with blinds to the rear and side elevations with UPVC double glazed French doors and further door to the side. Attractive tiled flooring.

KITCHEN

12' 6" x 7' 10" (3.81m x 2.39m) Artex ceiling, UPVC double glazed internal window and matching door leading out to the conservatory, tiled flooring and radiator.

The kitchen is finished with a range of matching cream coloured wall and base units with contrasting wooden worksurface with inset composite sink and drainer with mixer tap, space for freestanding electric cooker with extractor over, integrated fridge and integrated dishwasher.

INNER LOBBY

Artex ceiling and oak glazed doors serve the following rooms:-

UTILITY ROOM

6' 5" x 6' 2" (1.96m x 1.88m) UPVC obscure double glazed window to the rear elevation. Fitted wall units with storage cupboard, worksurface with space and plumbing for washing machine and space for under counter freezer, pedestal wash hand basin, WC and radiator.

SHOWER ROOM

9' 6" x 5' 5" (2.9m x 1.65m) UPVC obscure double glazed window to the side elevation, artex ceiling, attractive wall and floor tiling. Large shower with fixed glass screens soak head shower with separate hand attachment, pedestal wash hand basin, WC, chrome wall mounted heated towel rail and wall mounted electric towel heater.

BEDROOM ONE

11' 1" x 9' 11" (3.38m x 3.02m) A bright and spacious principal double bedroom with UPVC double glazed window to the front elevation. Coved artex ceiling, picture rail, space for mirrored double wardrobe. Radiator.

BEDROOM TWO

9' 11" x 9' 10" (3.02m x 3m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation. Coved artex ceiling, picture rail, built in wardrobe and radiator.



BEDROOM THREE

10' 0" x 8' 11" (3.05m x 2.72m) A double bedroom with UPVC double glazed window to the side elevation. Artex ceiling, picture rail, radiator and pull down wooden staircase giving access to the loft which is partially boarded with light connected and pressurized hot water cylinder.

GARAGE

18' 11" x 8' 8" (5.77m x 2.64m) Electrically operated roller door with light, power and water connected. Wall mounted Worcester LPG gas fired boiler and Solax Power module for the solar panels.

OUTSIDE

To the front of the property there is extensive brick paved off road parking for 3-4 cars with attractive and mature flower beds and a Bramley apple tree. Side gate and brick paved path lead to the enclosed South aspect garden which is laid to lawn with a range of mature plants and shrubs, a paved patio seating terrace which can be accessed via the conservatory.

COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage. Solar system with a feed in tariff generating appx £1000pa. LPG gas fired central heating.

TENURE

Freehold

