





## 9 KILLERTON ROAD

Bude, Cornwall, EX23 8EL

Price £599,950

- Semi Detached house with detached two bedroom cottage
- Located just a short walk from Bude town and nearby beaches
- Living room with bay window, dining room, kitchen/ breakfast room and sun room
- Three bedrooms, bathroom and useful attic room
- Extensive off road parking and landscaped gardens

9 Killerton road is a spacious semi detached house with a separate two bedroom detached cottage which is located at the bottom of the garden. Perfect for a dependent relative, overflow accommodation or additional income from a long term let of Airbnb.

Located just a short walk from Bude town, shops/amenities and nearby beaches, this is an excellent home for those wanting convenience.

The well presented property offers an entrance porch and hall, living room with bay window and feature gas fire, dining room, kitchen/ breakfast room which opens out to a sun room, utility and WC. On the first floor there are three bedrooms, bathroom and a useful attic room on the second floor.

9a Killerton Road is a detached cottage which offers an entrance porch, living room, kitchen/ breakfast room, two bedrooms and a shower room.

Outside there is extensive off road parking and landscaped gardens to the rear with a large patio seating area and composite decking with hot tub.





### DIRECTIONS

Proceed out of Bude along The Strand turning left at the mini roundabout into Bencoolen Road. Take the first left into Killerton Road and the property will be found a short distance along on the left hand side.

### PORCH

**7' 10" x 2' 7" (2.39m x 0.79m)** Entering via a UPVC double glazed door with matching window to the entrance porch and UPVC obscure double glazed door to:-

### ENTRANCE HALL

Coved artex ceiling, staircase ascending to the first floor with useful under stairs storage cupboard, original attractive mosaic tiled flooring and radiator. Doors serve the following rooms:-

### LIVING ROOM

**14' 10" x 12' 00" (4.52m x 3.66m)** UPVC double glazed walk in bay window to the front elevation overlooking the gardens and driveway. Picture rail, wooden fireplace surround with granite hearth and inset gas fire and radiator.

### DINING ROOM

**12' 1" x 10' 6" (3.68m x 3.2m)** UPVC double glazed French doors to the rear elevation leading out onto the patio seating area and gardens. Picture rail and radiator.

### KITCHEN/BREAKFAST ROOM

**23' 7" x 9' 1" (7.19m x 2.77m)** Twin UPVC double glazed windows to the side elevation and UPVC double glazed door leading out to the conservatory. Tiled flooring and radiator.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap. Inset electric hob with pull out extractor above, integrated electric double oven, integrated under counter fridge and integrated dishwasher. Door to:-

### UTILITY ROOM

**6' 00" x 4' 7" (1.83m x 1.4m)** Fully tiled walls and tiled flooring, wall mounted Ariston gas fired

combi boiler, space and plumbing for washing machine and space for freestanding freezer. Door to:-

### WC

**5' 11" x 2' 7" (1.8m x 0.79m)** Fully tiled walls and tiled flooring, vanity unit with inset wash hand basin with mixer tap and WC.

### SUN ROOM

**9' 7" x 7' 2" (2.92m x 2.18m)** UPVC double glazed windows to three elevations with matching French doors leading out onto the patio seating area and gardens. Electric underfloor heating.

### FIRST FLOOR

Staircase ascending to the second floor, artex coved ceiling and doors serve the following rooms:-

### BEDROOM ONE

**12' 8" x 10' 7" (3.86m x 3.23m)** UPVC double glazed window to the rear elevation overlooking the gardens. A double bedroom with coved ceiling and a radiator.

### BEDROOM TWO

**12' 00" x 10' 6" (3.66m x 3.2m)** A double bedroom with UPVC double glazed window to the front elevation overlooking the garden and driveway. Coved ceiling and radiator.

### BEDROOM THREE

**8' 5" x 7' 6" (2.57m x 2.29m)** A single bedroom with a UPVC double glazed window to the front elevation overlooking the garden and driveway. Artex coved ceiling and radiator.

### BATHROOM

**9' 11" x 9' 00" (3.02m x 2.74m)** Twin UPVC double glazed windows to the side elevation, artex ceiling, panel closed bath, shower enclosure with mains fed shower with soak head and separate hand attachment, pedestal wash hand basin, push button low flush WC, chrome or mounted heated towel and storage cupboard.

## SECOND FLOOR ATTIC ROOM

15' 4" x 11' 6" (4.67m x 3.51m) Velux window to the rear elevation and eaves storage.

## 9A KILLERTON RD

### PORCH

6' 3" x 5' 11" (1.91m x 1.8m) Entering via a UPVC double glazed door to the entrance porch with UPVC double glazed window to the front and side elevations. Night storage heater. Leading to:-

### KITCHEN/BREAKFAST ROOM

11' 3" x 9' 10" (3.43m x 3m) UPVC double glazed window to the side elevation and coved ceiling. The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Inset electric hob with extractor canopy, integrated electric oven, space for under counter fridge and space and plumbing for washing machine.

### LIVING ROOM

13' 3" x 10' 10" (4.04m x 3.3m) UPVC double glazed window to the front elevation and UPVC double glazed window to the side. Coved ceiling and night storage heater.

### INNER HALL

Staircase ascending to the first floor with useful under stairs storage cupboard.

### SHOWER ROOM

7' 9" x 5' 00" (2.36m x 1.52m) UPVC obscure double glazed window to the rear elevation, coved ceiling, shower enclosure with electric shower, pedestal wash hand basin, WC and night storage heater

### FIRST FLOOR

Doors serve the following rooms:-

## BEDROOM ONE

13' 2" x 10' 7" (4.01m x 3.23m) A double bedroom with twin skylight windows to the side elevation. Night storage heater.

## BEDROOM TWO

15'00 max' 10'00 min" x 10' 10" (4.83m x 3.3m) A double bedroom with skylight window to the rear elevation and fitted storage.

## OUTSIDE

To the front of the property there is extensive brick paved off road parking with attractive flower beds and pedestrian gate to the side which leads to the enclosed gardens. There is a large patio seating area which can be accessed from the sun room and dining room with steps down to a composite decked seating area hot tub. Path leads down to the Cottage with a low brick wall and pedestrian gate to the front with its own patio area and flower beds. There is also a small brick built store and further timber storage shed.

## TIMBER WORKSHOP

14' 7" x 7' 8" (4.44m x 2.34m) Light and power connected

## STORE CUPBOARD

4' 11" x 4' 2" (1.5m x 1.27m)

## COUNCIL TAX

The House Band C  
The Cottage Band A

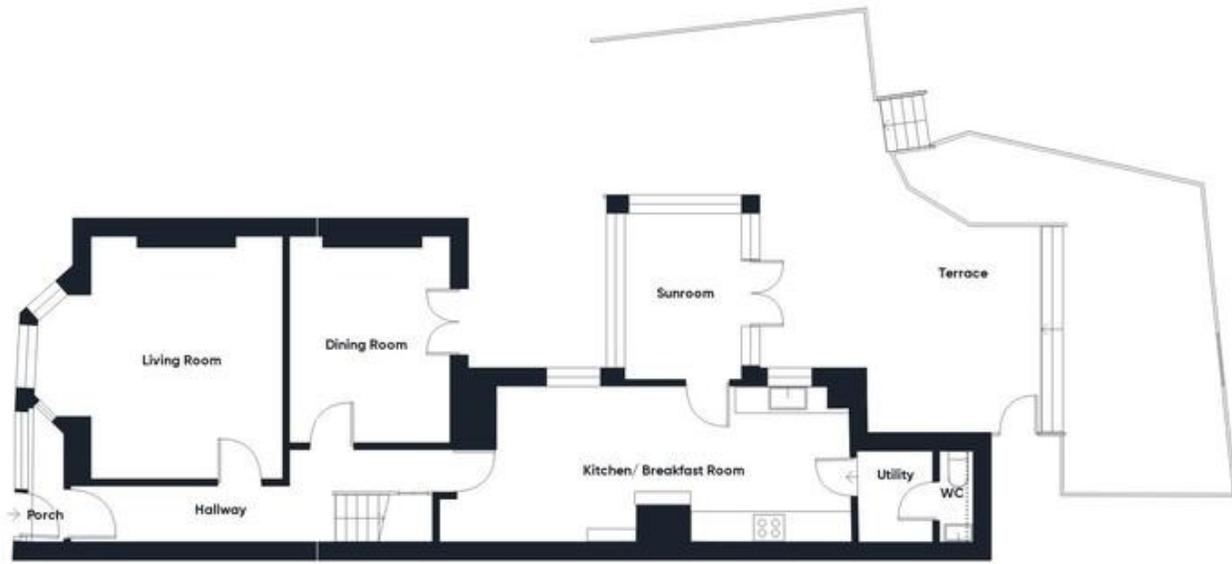
## SERVICES

Mains electricity, water and drainage. Gas fired central heating to the main house and electric heating to the cottage.

## TENURE

Freehold





Floor 0 Building 2



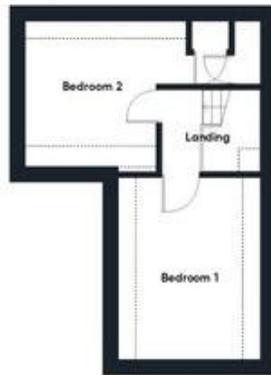
Floor 1 Building 2



Floor 2 Building 2



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2097 ft<sup>2</sup>

194.7 m<sup>2</sup>

Reduced headroom

161 ft<sup>2</sup>

15 m<sup>2</sup>





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

Energy Efficiency Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-)	(92-)	(92-)	(92-)
A	A	A	A
(81-91)	(81-91)	(81-91)	(81-91)
B	B	B	B
(69-80)	(69-80)	(69-80)	(69-80)
C	C	C	C
(55-68)	(55-68)	(55-68)	(55-68)
D	D	D	D
(39-54)	(39-54)	(39-54)	(39-54)
E	E	E	E
(21-38)	(21-38)	(21-38)	(21-38)
F	F	F	F
(1-20)	(1-20)	(1-20)	(1-20)
G	G	G	G
Not energy efficient - higher running costs			
62	78	61	78
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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