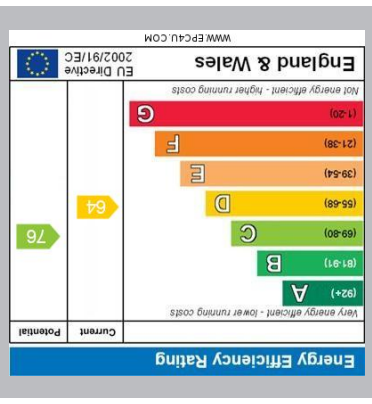
COLWILLS
the property professionals

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 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 by the seller. The agent has not had sight of the title document.The buyer is advised to obtain verification from their solicitor. 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



32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

BRITISH PROPERTY AWARDS MULTIPLE GOLD WINNER ESTATE AGENT IN BUDE

The Property Ombudsman

Approximate total area(1)

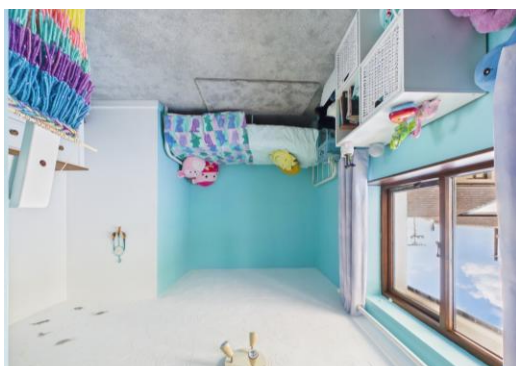
1817 ft²

168.6 m²

Reduced headroom

13 ft²

1.2 m²



COLWILLS
the property professionals

2 Park Court, Kilkhampton Road

Bude, Cornwall, EX23 9PA

- Spacious mid terrace barn conversion
- Located on the outskirts of the popular village of Kilkhampton
- Dual aspect living room, dining/family room and kitchen
- Four generous double bedrooms, two ensuite shower rooms and separate bathroom
- Large single garage, front courtyard, enclosed rear gardens, allocated parking

£355,000

2 Park Court, Kilkhampton Road

Bude, Cornwall, EX23 9PA

£355,000

2 Park Court is one of four attractive properties arranged around a charming courtyard setting on the outskirts of the sought-after village of Kilkhampton. The village is well served by a range of amenities, including a primary school, local shops, and a popular village pub, offering the convenience of a self-contained community.

The well presented property offers a welcoming entrance hall, a dual aspect living room, a further dual aspect dining/family room, kitchen, and a convenient cloakroom. On the first floor, there are four generously sized double bedrooms, two of which benefit from en-suite shower rooms, together with a separate family bathroom.

Outside there is a courtyard to the front which belongs to the property, large single garage, and enclosed gardens to the rear.

ENTRANCE HALL Entering via an UPVC opaque double glazed door to the entrance hall with staircase ascending to the first floor with useful understairs storage area, UPVC double glazed window to the front elevation overlooking the enclosed courtyard. Karndean flooring and radiator. Doors serve the following rooms:-

CLOAKROOM 5' 9" x 3' 1" (1.75m x 0.94m) UPVC obscure double glazed window to the rear elevation, wall mounted wash hand basin, low flush WC and radiator.

LIVING ROOM 16' 5" x 14' 2" (5m x 4.32m) A bright and spacious dual aspect reception room with a UPVC double glazed window to the front elevation overlooking the courtyard and UPVC double glazed French doors leading out to the gardens. Television point and two radiators.

DINING/FAMILY ROOM 16' 5" x 9' 11" (5m x 3.02m) A bright and spacious dual aspect reception room with a UPVC double glazed window to the front elevation overlooking the enclosed courtyard and UPVC double glazed French doors overlooking and leading out to the rear garden. Two radiators and Karndean flooring.

KITCHEN 16' 5" x 9' 5" (5m x 2.87m) A bright and spacious dual aspect kitchen with a UPVC double glazed window to the front elevation overlooking the enclosed courtyard and UPVC double glazed French doors overlooking and leading out to the rear garden. Wall mounted heated towel rail and Karndean flooring.

The kitchen is finished with a range of matching base units with contrasting square edge worksurface with matching upstand, inset ceramic sink and drainer with mixer tap, inset five ring gas hob with extractor canopy, integrated electric double oven, integrated wine cooler, space and plumbing for dishwasher and space and plumbing for washing machine.

FIRST FLOOR A dual aspect landing with twin wooden framed double glazed windows to the front elevation and twin UPVC double glazed windows to the rear offering views across the gardens. Loft hatch access with light and partial boarding. Two radiators and useful storage cupboard. Doors serve the following rooms:-

BEDROOM ONE 16' 6" x 13' 4" (5.03m x 4.06m) A bright and spacious dual aspect principal double bedroom with UPVC double glazed windows to the front elevation overlooking the enclosed courtyard and surrounding countryside and UPVC double glazed window to the rear. Two radiators and door to:-

ENSUITE 7' 3" x 6' 3" (2.21m x 1.91m) UPVC double glazed window to the rear elevation, inset lighting, shower enclosure with mains fed shower, vanity unit with inset wash hand basin, low flush WC and radiator.

BEDROOM TWO 12' 4" x 12' 2" (3.76m x 3.71m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator. Door to:-

ENSUITE 6' 11" x 5' 8" (2.11m x 1.73m) Double shower enclosure with soak head shower and separate hand attachment, wall hung vanity unit with inset wash hand basin, push button low flush WC and wall mounted heated towel rail.

BEDROOM THREE 10' 3 max" x 9' 10 max" (3.12m x 3m) A bright and spacious double bedroom with wooden framed double glazed window to the front elevation overlooking the courtyard and surrounding countryside. Radiator.

BEDROOM FOUR 10' 4" x 9' 4" (3.15m x 2.84m) A double bedroom with a wooden framed double glazed window to the front elevation overlooking the enclosed garden and surrounding countryside. Radiator.

BATHROOM 9' 4" x 5' 9" (2.84m x 1.75m) UPVC double window to the rear elevation overlooking the gardens, panel enclosed bath with a mains fed shower, vanity unit with an inset wash hand basin, low flush WC and radiator.

GARAGE 16' 6" x 14' 11" (5.03m x 4.55m) Up and over door with light and power connected and wooden framed glazed window to the rear elevation. Worcester floor standing oil fired boiler, pressurised hot water cylinder and ceramic sink and tap.

OUTSIDE To the front of the property is a private enclosed courtyard, laid with patio and complemented by attractive flower beds. The courtyard forms part of 2 Park Court and provides access to the garage.

The rear enclosed garden, which is predominantly laid to lawn and features a decked seating area accessed directly from the kitchen and dining/family room with integrated flower beds, a brick-built barbecue to one side, and an additional paved patio seating area in one corner.

The property further benefits from allocated parking for two vehicles.

COUNCIL TAX Band C

SERVICES Mains electricity and water. Private drainage via shared septic tank. Oil fired central heating.

TENURE Freehold

Directions

From Bude head north on the A39 for approximately 5 miles. Proceed through the village of Kilkhampton, passing the main square and shops. As you start to leave the village 30 MPH zone and entering into the 40 MPH zone turn right into the layby and there will be a drive on the right hand side with Park Court name plaque displayed and the property will be located a short distance along on the right hand side.

COLWILLS
the property professionals