Bond Oxborough Phillips

Changing Lifestyles

Flat 2
Market House
Maiden Street
Stratton
Cornwall
EX23 9DF

Guide Price: £95,000

Leasehold







01288 355 066
bude@boppproperty.com

Flat 2, Market House, Maiden Street, Stratton, Cornwall, EX23 9DF

- 1 BEDROOM
- FIRST FLOOR APARTMENT
- IN NEED OF MODERNISATION
- SOUGHT AFTER CENTRAL LOCATION
- NO ONWARD CHAIN
- INTERNAL VIEWINGS RECOMMENDED
- EPC F
- COUNCIL TAX BAND A







An opportunity to acquire a 1 bedroom first floor apartment in the heart of the sought after village of Stratton. Requiring modernisation throughout and would ideally suit first time buyers/as an investment opportunity. The property briefly comprises of a kitchen, living room bedroom and bathroom. No onward chain. EPC – F. COUNCIL TAX BAND - A

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The former market town of Stratton itself supports a useful range of local amenities including traditional shop, public house, modern hospital, garage and primary school etc. The adjoining popular coastal resort of Bude supports a further range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy is some 8 miles inland whilst the town of Okehampton lying on the fringes of Dartmoor National Park is some 28 miles and provides a convenient link to the A30 which connects in turn to the cathedral city of Exeter with its intercity railway network, airport and motorway links. The port and market town of Bideford is some 24 miles and the regional North Devon centre of Barnstaple is some 34 miles.

Communal Entrance Hall – Stair case leading to first floor landing.

Entrance Hallway - 4'11" x 5'5" (1.5m x 1.65m)
Doors to living room, kitchen and bathroom.

Living Room - 12'11" x 16'7" (3.94m x 5.05m)
2 large wooden sash windows to the front elevation, ornate enamel ceiling believed to be recovered from a local shipwreck.

Bedroom - 12'3" x 11'5" (3.73m x 3.48m)
A light and airy double bedroom with 2 large wooden sash windows to the front elevation.

Kitchen - 6' x 10'11" (1.83m x 3.33m)
Base and mounted units with laminate worktops over incorporating a sink/drainer unit with mixer tap. Space for freestanding cooker, washing machine and tall fridge freezer. Wooden window to the rear elevation.

Bathroom - 9'3" x 6'8" (2.82m x 2.03m)
Frosted wooden window to side elevation and rear elevation, enclosed panelled bath, low level WC and pedestal wash hand basin. Tiles to water sensitive areas. Airing cupboard housing immersion tank.

Tenure - The property is leasehold with 84 years remaining on the lease. The leaseholder is responsible for a ¼ share of joint maintenance costs and buildings insurance. The roof on the whole building was replaced in Mid 1990s.

Services - Mains electricity, water and drainage

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	×

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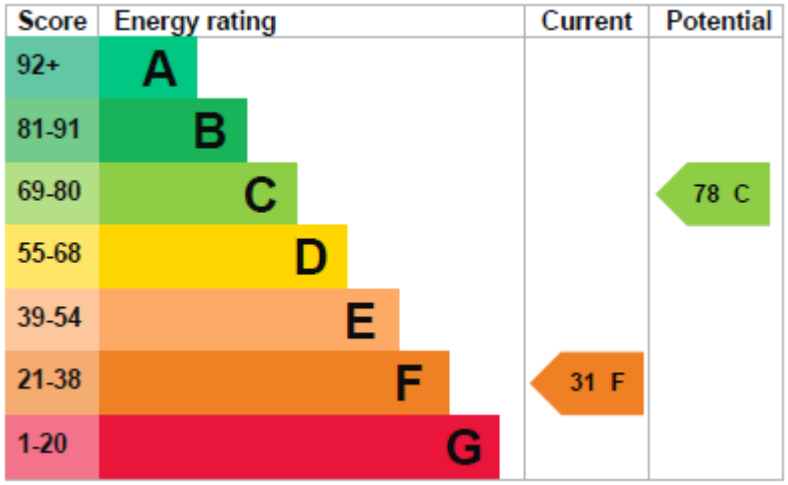


Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



Directions

From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, around the right hand bend past the hospital on the right hand side, continue on this road around a left hand bend over the bridge and take the left hand turning just after the Kings Arms into Old Post Office Hill. Follow this road up past the Tree Inn and the General Stores on the left whereupon Market House will be found a short distance on the right hand side.