



Bond
Oxborough
Phillips

Changing Lifestyles

12 Stratton Manor
Stratton
Cornwall
EX23 9DW

Asking Price: £275,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

12 Stratton Manor, Stratton, Cornwall, EX23 9DW



- Well-presented two bedroom mid-terrace home
- Spacious open-plan living/dining room with garden access
- Fitted kitchen with modern cabinetry and work surfaces
- Two good-sized double bedrooms
- Contemporary family bathroom and ground floor WC
- Larger-than-average rear garden arranged over three levels: patio, lower lawn, and higher lawn/wildflower section
- Enclosed and private with scope for further landscaping
- Allocated off-road parking space nearby
- Pedestrian-only access via steps or sloping pathway
- Sought-after Stratton location with amenities on the doorstep and easy access to Bude, beaches, and the Cornish coastline
- EPC: B
- Council Tax Band: C



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Modern two-bedroom home with larger-than-average three-tiered garden and allocated parking, close to Bude and the coast.

Tucked away within the popular Stratton Manor development, this well-presented two bedroom home offers modern living in a convenient and historic village setting. The property features a light and spacious open-plan lounge/dining area with doors leading directly onto the enclosed rear garden, and a well-equipped kitchen with ample storage. Upstairs are two generously sized double bedrooms, both served by a contemporary family bathroom. Designed with practicality in mind, the home also benefits from a ground floor cloakroom/WC and useful storage.

Externally, the property enjoys a larger-than-average three-tiered rear garden, with the vendors having acquired an additional section of the terraced plot. The result is a generous outside space that combines a patio and lawn with a raised wildflower area, creating a lovely balance of usable and natural features. An allocated off-road parking space is provided nearby, while access to the property itself is pedestrian only, via steps or a gently sloping pathway. Positioned just a short walk from Stratton's amenities and within easy reach of Bude's town, beaches, and coastline, this attractive home is ideally suited to first-time buyers, investors, or those seeking a low-maintenance bolthole in North Cornwall.

The market town of Stratton supports a useful range of local amenities including a shop, public houses, modern hospital and primary school etc. The adjoining coastal resort of Bude supports a further range of shopping, schooling and recreational facilities. The rugged North Cornish coastline offers popular surfing and bathing beaches together with breathtaking coastal walks; there are many beauty spots and places of interest are all within a short distance drive from Stratton. 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.

Entrance Hall - 11'5" x 3'7" (3.48m x 1.1m)

WC - 5'7" x 3' (1.7m x 0.91m)

Lounge/Dining Area - 16'5" x 13'6" (5m x 4.11m)

Kitchen Area - 12' x 9'3" (3.66m x 2.82m)

First Floor Landing

Bedroom 1 - 14'4" x 10'10" (4.37m x 3.3m)

Bedroom 2 - 14'4" x 9'4" (4.37m x 2.84m)

Bathroom - 6'6" x 5'8" (1.98m x 1.73m)

Outside - The property enjoys a larger-than-average rear garden, thoughtfully arranged over three distinct levels. Directly adjoining the house is a patio garden, ideal for seating and outdoor dining. From here, steps lead down to a lower section of lawn – an additional area acquired by the vendors to extend the plot – creating a generous space for recreation or planting. A further set of steps rises to a higher lawn section, offering privacy and scope for landscaping, with potential for use as a wildflower garden or natural retreat. To the front, the property is approached on foot via a choice of steps or a gently sloping path, while an allocated off-road parking space is conveniently located within the development.

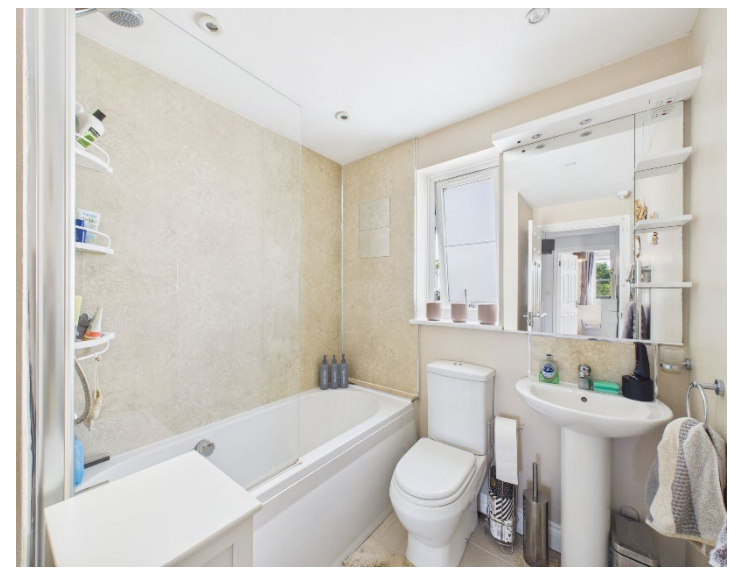
Services - Mains gas, electric, water and drainage.

EPC - Rating B

Council Tax - Band C

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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Directions

From Bude follow the signs to Stratton and upon reaching the centre of the village take the left hand turn next to the Kings Arms public house, proceed up the hill and turn right into Diddies Road. Continue for approximately 400 yards whereupon Stratton Manor will be found on the right hand side. Continue round into Stratton Manor whereupon the pedestrian access leading to number 12 will be found.

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		