



Bond
Oxborough
Phillips

Changing Lifestyles

14A
New Road
Stratton
Bude
Cornwall
EX23 9AP

Asking Price: £230,000 Freehold



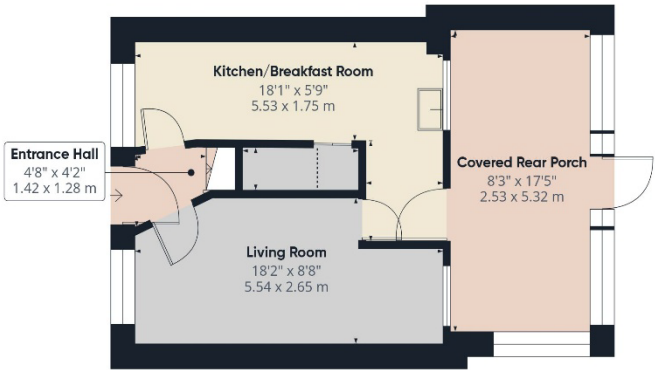
Changing Lifestyles

01288 355 066
bude@bopproperty.com

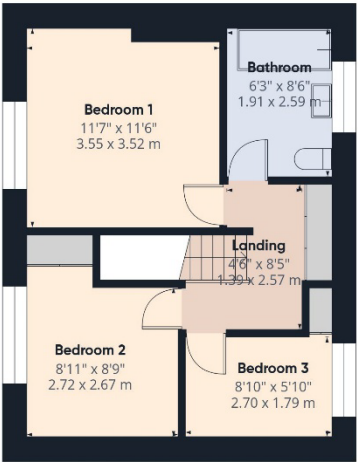


- Project opportunity
- 3 bedrooms
- End-Terraced House
- Off road parking
- Enclosed generous rear gardens
- Outbuildings
- Walking distance to Stratton amenities, close to Bude and beaches
- Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Approximate total area¹⁾
837 ft²
77.7 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RIC5 IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

14A, New Road, Stratton, Bude, Cornwall, EX23 9AP

Changing Lifestyles

Situated within the historic town of Stratton, just a short distance from Bude and the North Cornwall coastline, 14A New Road presents an excellent opportunity for buyers seeking a project property with scope to improve and add value.

The accommodation is arranged over two floors and currently offers a living room, kitchen/breakfast room and sunroom to the ground floor, with three bedrooms and a bathroom to the first floor. While the property now requires modernisation throughout, allowing purchasers to reconfigure or upgrade to suit their own requirements, subject to any necessary consents.

One of the standout features of the property is the generous plot. To the rear, the garden extends beyond the immediate courtyard area and continues to a second enclosed garden, accessed via a gate midway down the plot, offering excellent potential for landscaping, allotment use or further outdoor amenity space.

In addition, the property benefits from driveway parking, a valuable asset in this location, along with a number of outbuildings. While these structures are generally in poor repair, they may offer future potential for replacement or reconfiguration, subject to planning permissions being obtained.

Offered for sale with no onward chain, this is an ideal opportunity for builders, investors or owner-occupiers looking to undertake a renovation project in a convenient and well-connected location.

The market town of Stratton itself supports a useful range of local amenities including traditional shops, 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.

Entrance Hall - 4'8" x 4'2" (1.42m x 1.27m)

Living Room - 18'2" x 8'8" (5.54m x 2.64m)

Kitchen/Breakfast Room - 18'1" x 5'9" (5.5m x 1.75m)

Covered Rear Porch - 17'5" x 8'3" (5.3m x 2.51m)

First Floor Landing

Bedroom 1 - 11'7" x 11'6" (3.53m x 3.5m)

Bedroom 2 - 8'11" x 8'9" (2.72m x 2.67m)

Bedroom 3 - 8'10" x 5'10" (2.7m x 1.78m)

Bathroom - 8'6" x 6'3" (2.6m x 1.9m)

Outside - To the rear of the property is an initial hardstanding courtyard-style area, leading to a series of outbuildings. While these are currently in a dilapidated

Outside Cont'd

condition, they occupy a useful footprint within the plot and may present redevelopment potential, subject to planning consent.

Beyond this area, a gated access leads through to a second enclosed garden, providing a surprisingly generous outdoor space that could be transformed into a lawned garden, vegetable plot or landscaped area. The overall garden depth offers flexibility rarely found with properties of this type.

The property benefits from driveway parking, a particularly attractive feature within this part of Stratton.

Services - Mains electric, gas, water and drainage.

EPC - Rating D

Council Tax - Band B

Agents Note - Further internal photos will be available once the property has been cleared.

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.

Directions - From Bude town centre proceed out of the town towards Stratton. Upon reaching the A39 turn left signposted Bideford, continue for approximately ¼ mile whereupon number 14a will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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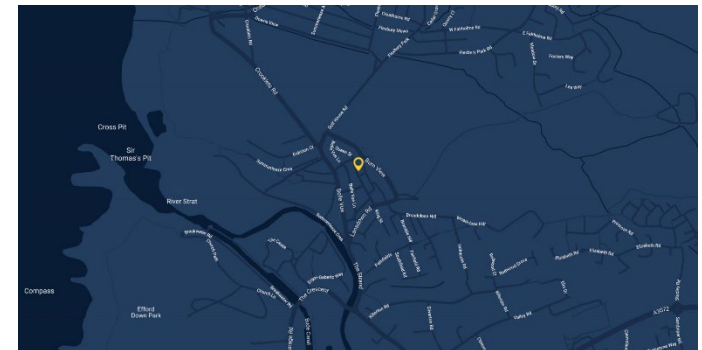
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34 Queen Street
Bude
Cornwall
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Tel: 01288 355 066

Email: bude@bopproperty.com



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