



Bond
Oxborough
Phillips

Changing Lifestyles

21 New Road
Stratton
Bude
Cornwall
EX23 9AP

Asking Price: £260,000 Freehold



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01288 355 066
bude@bopproperty.com

21 New Road, Stratton, Bude, Cornwall, EX23 9AP

- Detached dormer bungalow
 - 3 bedrooms
- Sought after Stratton location
- Accommodation arranged over 2 floors
 - Kitchen/diner
 - Private driveway
 - Detached garage
- Generous rear garden
 - Further garden storage shed
 - Scope to modernise
- Close to amenities and Bude



Stratton is a popular and historic market town situated approximately 1.5 miles from the coastal town of Bude. The village offers a range of everyday amenities including a public house, places of worship, primary school and nearby access to countryside walks.

Bude itself provides a wider range of shopping, schooling and leisure facilities, together with its sandy beaches, canal, golf course, leisure centre and access to the South West Coast Path. The A39 is also nearby, providing convenient road links north towards Bideford and Barnstaple and south towards Camelford, Wadebridge and beyond.



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An exciting opportunity to acquire this 3 bedroom detached dormer bungalow occupying a generous plot within the popular and historic market town of Stratton, conveniently situated within easy reach of local amenities, nearby countryside walks and the coastal town of Bude.

The property offers spacious and versatile accommodation arranged over 2 floors and would benefit from a degree of modernisation throughout, presenting an excellent opportunity for purchasers to update and personalise the home to their own requirements.

The accommodation briefly comprises an entrance porch leading into the entrance hall, which provides access to the main living accommodation. The generous living room enjoys a pleasant outlook to the front and offers a comfortable reception space. The fitted kitchen/diner comprises a range of wall and base mounted units with worktop surfaces, space for dining and access through to the inner hallway.

There are 2 bedrooms situated on the ground floor, both of which are well proportioned, together with a family bathroom comprising bath with shower over, wash hand basin and WC. A staircase rises to the first floor where bedroom 1 can be found, enjoying an elevated outlook over the rear garden and surrounding area.

Externally, the property enjoys a particularly appealing rear garden, mainly laid to lawn and

bordered by a variety of mature shrubs, plants and hedging, creating a pleasant and established outdoor space. To the side of the property is a detached garage, accessed via a private driveway, providing useful parking, storage or workshop space. There is also a further storage shed within the garden, offering additional practical storage.

The property is considered ideally suited to buyers seeking a detached home in a convenient Stratton location, with generous gardens, private driveway, detached garage and excellent potential to improve. EPC Rating - TBC. Council tax band - B.

Entrance Porch - 7'9" x 6' (2.36m x 1.83m)

Entrance Hall - 3'2" x 5'10" (0.97m x 1.78m)

Living Room - 10'7" x 18'3" (3.23m x 5.56m)

Kitchen/Diner - 13'3" x 7'11" (4.04m x 2.41m)

Inner Hallway - 3'2" x 12' (0.97m x 3.66m)

Bedroom 2 - 10'8" x 8'11" (3.25m x 2.72m)

Bedroom 3 - 10'7" x 8'11" (3.23m x 2.72m)

Bathroom - 5'7" x 7'11" (1.7m x 2.41m)

Landing - 6' x 2'9" (1.83m x 0.84m)

Bedroom 1 - 10'7" x 11'9" (3.23m x 3.58m)

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Detached Garage - 17'1" x 16' (5.2m x 4.88m)

Outside - The property is approached via an entrance porch to the front, with a lawned garden area and mature planting surrounding the bungalow. To the side of the property is a private driveway providing access to the detached garage, offering useful parking, storage or workshop space.

To the rear, the property enjoys a generous enclosed garden, mainly laid to lawn and complemented by a variety of mature shrubs, hedging, planted borders and pathways. The garden offers a good degree of space and privacy, with an established feel and attractive outlook back towards the property. There is also a further storage shed within the garden, providing additional practical storage.

Services - Mains water, electricity, gas and drainage.



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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.

EPC



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 21 will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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 to be included 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.

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