

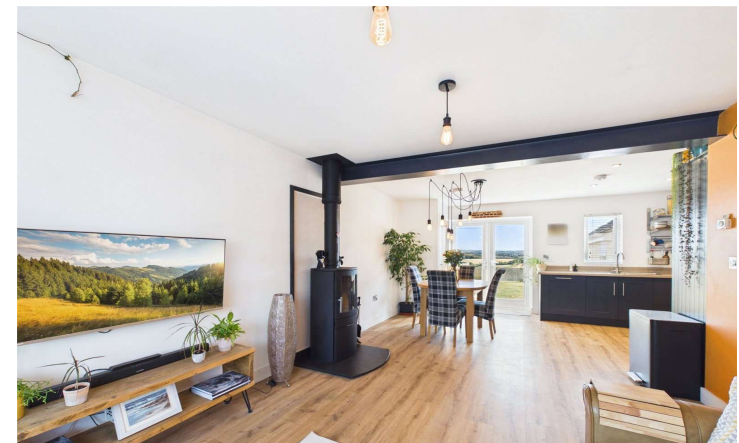


Bond
Oxborough
Phillips

Changing Lifestyles

16 St. Olafs Road
Stratton
Bude
EX23 9AF

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

16 St. Olafs Road, Stratton, Bude, EX23 9AF



- 2 Bedroom Terraced Property
- Popular Village Location
- Spacious Lounge/Dining Room
- Kitchen Area
- Useful Store Room
- Study Area
- Family Bathroom
- Enclosed Rear Garden
- Countryside Views To The Rear
- External Stores
- Ideal First-Time Buy Or Investment
- Within Easy Reach Of Bude
- EPC: C
- Council Tax Band: B



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An exciting opportunity to acquire this well-presented 2 bedroom terraced property, situated in the popular village of Stratton, within easy reach of local amenities and the nearby coastal town of Bude.

The accommodation opens into an entrance porch and hallway, leading through to a spacious lounge/dining room, providing a bright and comfortable living space with a feature wood burner and ample room for both sitting and dining areas. The kitchen area is positioned to the rear, fitted with a range of units and enjoying access out to the rear garden. A useful store room provides excellent additional storage and completes the ground floor accommodation. On the first floor, there are 2 bedrooms, a study area and a family bathroom. The study area offers flexibility for those working from home or requiring an additional hobby space. To the rear, the property enjoys pleasant views across the surrounding countryside.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, with space for outdoor seating and enjoying a good degree of privacy. There are also useful external stores, providing further practical storage. The property would make an ideal first-time purchase, investment opportunity or permanent home within this well-regarded village location.

Situation

The property enjoys a convenient location close to supermarkets, schools and amenities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks, etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.

Entrance Porch - 2'5" x 5'10" (0.74m x 1.78m)

Entrance Hall - 9'1 x 6'6" (2.77m x 1.98m)

Lounge/Diner - 23'6" x 10'8" (7.16m x 3.25m)

Kitchen Area - 10' x 6'9" (3.05m x 2.06m)

First Floor Landing

Study Area

Bedroom 1 - 10'1" x 11'2" (3.07m x 3.4m)

Bedroom 2 - 8'4" x 9'10" (2.54m x 3m)

Bathroom - 5'5" x 6'3" (1.65m x 1.9m)

Outside - To the front of the property is a tarmac driveway area providing off road parking ample off road parking and access to the residence. At the rear of the property is an enclosed garden, mainly laid to lawn, with space for outdoor seating and enjoying pleasant views across the surrounding

Outside Cont'd - countryside. The garden is enclosed by fencing and provides a practical outside space for families, pets or entertaining. There are also useful external stores, ideal for garden equipment, bikes or general storage.

Store Room - 11'9" x 7'2" (3.58m x 2.18m)

Store 1 - 5'2" x 2'8" (1.57m x 0.81m)

Store 2 - 2'5" x 5'8" (0.74m x 1.73m)

Services - Mains gas, electric, water and drainage. Under Floor Heating to Lounge/Diner and Kitchen.

Council Tax - Band B

EPC - Rating 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	11 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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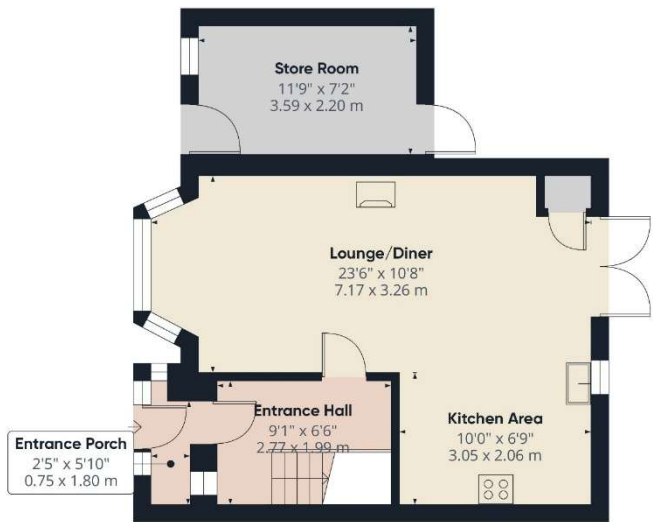


Have a property to sell or let?

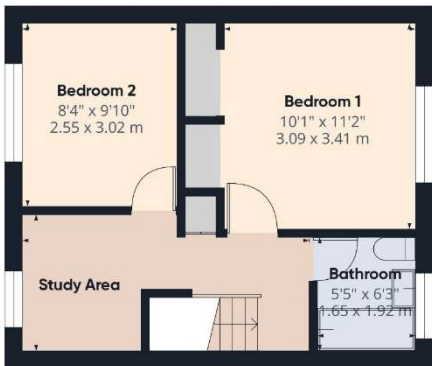
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

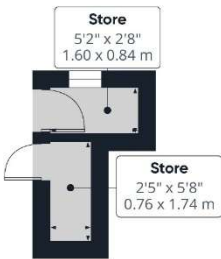
Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of 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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
840 ft²
78.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Directions

From Bude proceed out of the town along Stratton Road and upon reaching the A39 turn left signposted Bideford. Turn immediately right, proceed straight over the round about and follow the one way system right around, whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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