Bond Oxborough Phillips

Changing Lifestyles

8 St. Andrews Place
Hospital Road
Stratton
Bude
Cornwall
EX23 9FL

Asking Price: £169,500

Leasehold

Changing Lifestyles

01288 355 066
bude@bopproperty.com

8 St. Andrews Place, Hospital Road, Stratton, Bude, Cornwall, EX23 9FL

- Two Bedroom Apartment
- Popular Stratton Location
- Open Plan Kitchen/Living Area
- Contemporary Fitted Kitchen
- Modern Shower Room
- Well-Presented Accommodation
- Communal Off-Road Parking
- Low-Maintenance Home
- Ideal Main Residence or Investment
- Easy Access to Bude and the North Cornwall Coast
- EPC: B
- Council Tax Band: C

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St Andrews Place offers a well-presented and conveniently located two bedroom apartment, situated within the popular village of Stratton and within easy reach of Bude and the surrounding North Cornwall coastline. The property provides practical, modern accommodation and would suit a variety of buyers, whether as a main residence, investment or low-maintenance coastal base.

The accommodation is arranged around a central entrance hallway, which provides access to both bedrooms, the bathroom and the main living space. The open-plan kitchen/living area forms the heart of the property, offering a generous and versatile space for both relaxing and dining. The kitchen is fitted with a range of contemporary wall and base units, together with integrated cooking facilities and space for additional appliances, while multiple windows provide plenty of natural light.

There are two bedrooms, both providing useful accommodation with space for freestanding furniture. The bathroom is fitted with a modern suite comprising a shower enclosure, wash hand basin and WC.

Externally, the development benefits from a communal parking area immediately outside the building, providing convenient off-road parking for residents.

Overall, St Andrews Place represents an excellent opportunity to acquire an easy-to-maintain two bedroom property in a convenient village setting, with Stratton's local amenities close at hand and the town, beaches and facilities of Bude only a short distance away.

The property enjoys a pleasant position in the centre of this attractive ancient market town supporting a useful range of local amenities and situated within easy access of the popular coastal resort of Bude with its extensive range of shopping, schooling and recreational facilities together with a 18 hole links Golf Course etc. Bude is famed for its many areas of outstanding natural beauty and popular bathing beaches lying within 5 miles of the property providing a whole host of watersports 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 post and market town of Bideford is some 28 miles lying in a north easterly direction and providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and provides a convenient link via the A30 to the cathedral city of Exeter etc.

Entrance Hall - 9'9" x 3'3" (2.97m x 1m)

Kitchen/Living Area - 9'3" x 18'5" (2.82m x 5.61m)

Bedroom 1 - 10'5" x 8'10" (3.18m x 2.7m)

Bedroom 2 - 9'5" x 8'11" (2.87m x 2.72m)

Bathroom - 7'1" x 6'4" (2.16m x 1.93m)

Outside - The front of the property provides 1 allocated parking space and communal binstore. The property is accessed via a communal hall on the ground floor.

Services - Mains electric, water drainage and gas.

Tenure - A lease of 999 years was granted 1st January 2019, with 993 years remaining.
Service and maintenance charges are approximately £1,150 per annum, reviewed yearly.

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.

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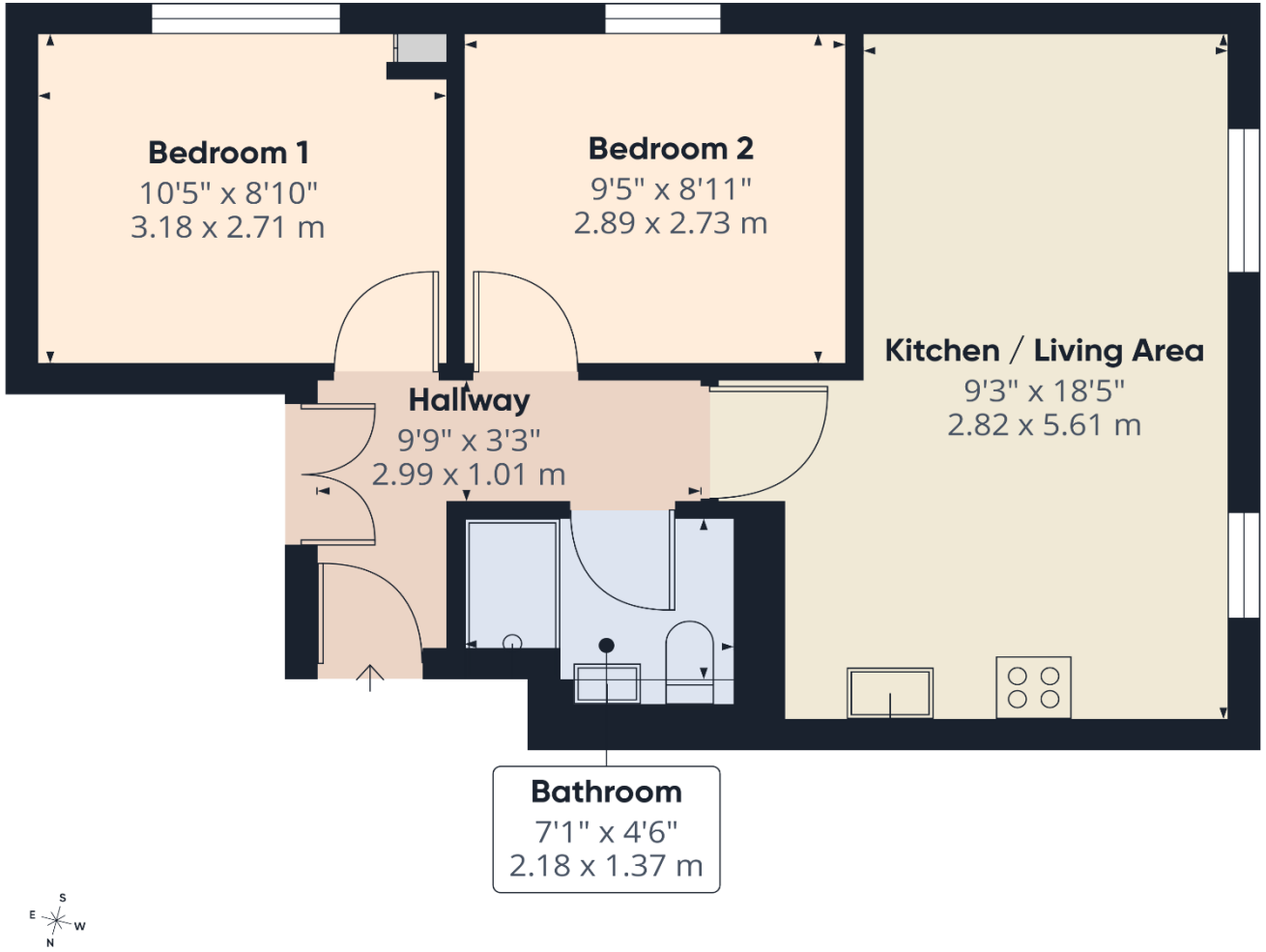


Approximate total area(1)
453 ft²
42.2 m²

(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.

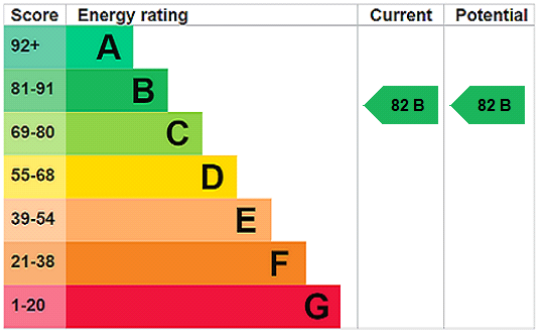
GIRAFFE360

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 follow The Strand and bear left at the mini-roundabout. Continue heading out of the town passing Budehaven secondary school and Morrisons supermarket. On reaching the A39 roundabout, take the second exit and follow the road until reaching a right hand turn signposted Stratton / Holsworthy. Follow this road down and the property will be found on the left hand side, indicated by a for sale board.