Bond Oxborough Phillips

Changing Lifestyles

16 Townsend
Stratton
Bude
Cornwall
EX23 9DL

Asking Price: £285,000 Freehold







01288 355 066
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16 Townsend, Stratton, Bude, Cornwall, EX23 9DL

- Deceptively spacious 2 bedroom character residence
- Situated in the heart of historic Stratton
- Generous kitchen/dining room
- Living room with wood burning stove
- Useful additional loft room
- Contemporary family bathroom
- Attractive and established rear garden
- Detached outbuilding with utility room, WC and additional versatile room
- Well presented accommodation throughout
- On-street parking generally available nearby
- Convenient for Bude and the North Cornish coast
- Neighbouring property has a right of access across the rear
- EPC: D
- Council Tax Band: B











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An opportunity to acquire this well presented and deceptively spacious 2 bedroom character residence, situated in the heart of the historic village of Stratton and offering versatile accommodation arranged over three floors, together with an attractive rear garden and a particularly useful outbuilding.

The accommodation opens into the living room, a welcoming reception space featuring a recessed fireplace housing a wood burning stove. From here, access leads through to the impressive kitchen/dining room, which provides an excellent everyday living and entertaining space. The kitchen is fitted with LVT herringbone flooring, a range of modern units complemented by solid oak work surfaces, tiled splashbacks and a Belfast sink, with ample room for a dining table. On the first floor are two double bedrooms together with a contemporary family bathroom, fitted with a modern white suite including a bath with shower over. A steep staircase rises to the loft room, which benefits from roof windows providing good natural light and offers flexible space suitable for a variety of uses.

A particularly useful feature of the property is the outbuilding positioned within the rear garden, comprising a utility room, WC and an additional room with French doors. This provides excellent ancillary space for home working, hobbies or general recreational use. Outside, the property enjoys a surprisingly generous enclosed rear garden, predominantly laid to lawn with established planting, raised borders and a patio/decked seating area immediately adjoining the house.

16 Townsend occupies a sought after position within this self contained rural village of Stratton, only a short distance away from its useful local amenities which include places of worship, public houses, hospital and medical centre, etc. The adjoining popular coastal town of Bude offers a wider range of shopping, schooling and recreational facilities as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford is some 26 miles in a Northerly direction providing access on to the A39 North Devon link road which connects, in turn, to Barnstaple, Tiverton and the M5 motorway.

Living Room - 9'11" x 14'2" (3.02m x 4.32m)

Kitchen/Dining Room - 16'11" x 11'5" (5.16m x 3.48m)

First Floor Landing

Bedroom 1 - 10' x 12'8" (3.05m x 3.86m)

Bedroom 2 - 7'9" x 11'7" (2.36m x 3.53m)

Bathroom - 7'4" x 7'1" (2.24m x 2.16m)

Loft Room - 10'11" x 12'5" (3.33m x 3.78m)

Outside - To the rear of the property is an attractive and established garden offering considerably more outside space than may initially be expected from the front elevation. Immediately adjoining the house is a raised seating area providing a pleasant space for outdoor dining and entertaining, with steps leading down to the main garden. This is predominantly laid to lawn and bordered by a variety

Outside Cont'd of mature shrubs, plants and established boundaries, creating an appealing and relatively private setting. Within the garden is a detached outbuilding, providing a utility room, separate WC and an additional versatile room with French doors opening onto the garden. This is a particularly useful addition to the property and lends itself to a variety of ancillary uses.

There is no private parking with the property, although on-street parking is generally available nearby.

Utility Room - 9'2" x 6' (2.8m x 1.83m)

WC - 3'6" x 5'7" (1.07m x 1.7m)

Garden Room - 13' x 5'7" (3.96m x 1.7m)

EPC - Rating D

Council Tax - Band B

Services - Mains Gas, electric, water and drainage.

Agents Note - We understand that the neighbouring property benefits from a right of access across the rear of the property. Prospective purchasers should ask their legal representative to confirm the precise extent and terms of this right.

Please note that the loft room is accessed via a steep staircase which does not meet current Building Regulations standards. The space is therefore best considered as a useful ancillary room rather than formal bedroom accommodation.

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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Directions

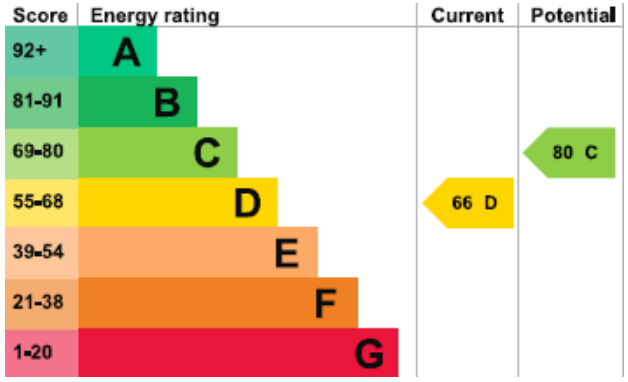
From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, around the right hand bend past the hospital on the right hand side, continue on this road around a left hand bend over the bridge and round to the right take the next left hand turn straight after the Kings Arms Public House. Follow this road up and to the right passing the Tree Inn and the General Stores on the left whereupon 17 Townsend will be found near the top of the Hill on the left hand side.

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.



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