



Bond
Oxborough
Phillips
Changing Lifestyles

54 Ward Close
Stratton
Bude
Cornwall
EX23 9BB

Asking Price: £235,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

54 Ward Close, Stratton, Bude, Cornwall, EX23 9BB



- 3 BEDROOM
- MID TERRACE HOUSE
- PLEASANT VIEWS ACROSS STRATTON
- REQUIRING MODERNISATION
- WALKING DISTANCE OF SCHOOLS AND LOCAL AMENITIES
- LOW MAINTENANCE FRONT AND REAR GARDENS
- GARAGE
- NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: C



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Enjoying a convenient location within this sought after and historical ancient town, an opportunity to acquire this 3 bedroom mid terrace house requiring modernisation throughout available with no onward chain. Low maintenance front and rear gardens with a garage located in nearby block. Ideally suiting those looking for investment or for first time buyers whilst equally appealing as a comfortable family home.

The former market town of Stratton itself supports a useful range of local amenities including village shop, pubs, 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 Porch - 5'8" x 3'8" (1.73m x 1.12m)

Entrance Hall - 6'8" x 3'9" (2.03m x 1.14m)

Lounge Area - 13'7" x 13'6" (4.14m x 4.11m)

Dining Area - 8'1" x 11'5" (2.46m x 3.48m)

Kitchen - 8'4" x 10'11" (2.54m x 3.33m)
Under stair cupboard.

First Floor Landing - 6'8" x 7'6" (2.03m x 2.29m)

Bedroom 1 - 9'9" x 12'8" (2.97m x 3.86m)

Bedroom 2 - 9'8" x 11'10" (2.95m x 3.6m)

Bedroom 3 - 6'9" x 8'8" (2.06m x 2.64m)

Bathroom - 6'8" x 7'10" (2.03m x 2.4m)

Outside - The property is approached via a pedestrian path with a low maintenance terraced garden with a garage situated in a nearby block.

The rear garden is laid predominantly to patio enjoying pleasant views across Stratton.

Garage

Services - Mains electric, water and drainage. Gas was previously connected to the property but the executors have informed us that it is currently disconnected.

EPC - Rating D

Council Tax - Band 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.



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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.



Directions

From Bude town centre proceed out of the town along the Stratton Road and upon reaching the A39 turn left signposted Bideford. Continue for approx. ¼ mile and take the right hand turning onto the A3072 towards Holsworthy and immediately right again into Ward Close whereupon number 54 will be found at the end of the cul de sac with a Bond Oxborough Phillips for sale board clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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