Bond Oxborough Phillips

Changing Lifestyles

6 New Road
Stratton
Bude
Cornwall
EX23 9AP

Asking Price: £300,000 Freehold







Changing Lifestyles

01288 355 066
bude@boppproperty.com

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

- Three Bedroom Home
- Convenient Stratton Location
- Stylish Modern Kitchen
- Open-Plan Living Accommodation
- Contemporary Family Bathroom
- Ground Floor WC
- Generous Enclosed Rear Garden
- Decked Seating Area
- Useful Shed/Store
- Off-Road Parking
- EPC: D
- COUNCIL TAX BAND: B











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An appealing three bedroom mid terrace home offering stylish and well-presented accommodation, complemented by a particularly generous rear garden and a convenient position within the popular village of Stratton.

The ground floor is approached through an entrance porch which opens into the principal living accommodation. The living room provides a comfortable reception space and flows through into the impressive kitchen, creating a sociable and practical arrangement. The kitchen has been attractively updated with a range of dark blue units, extensive work surfaces, integrated appliances and an island unit providing additional preparation space and informal seating. To the rear are double doors opening directly onto the garden, together with a useful ground floor WC. On the first floor are three bedrooms and a modern family bathroom, fitted with a contemporary white suite and shower over the bath.

Outside, the property benefits from off-road parking to the front. The rear garden is a particular feature, extending for a considerable distance and providing an excellent outdoor space for families, entertaining or gardening. Immediately adjoining the house is a decked seating area, with the remainder predominantly laid to lawn and enclosed by fencing. A useful shed/store is positioned at the bottom of the garden, providing valuable additional storage.

The market town of Stratton itself supports a useful range of local amenities including traditional shops, public house, 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 - 3'1" x 3'7" (0.94m x 1.1m)

Open Plan Living/Kitchen

Living Room - 11'11" x 17'5" (3.63m x 5.3m)

Kitchen - 9'10" x 17'5" (3m x 5.3m)
Useful under stair cupboard providing utility space.

WC - 2'10" x 5' (0.86m x 1.52m)

First Floor Landing

Bedroom 1 - 12'1" x 9' (3.68m x 2.74m)

Bedroom 2 - 10'5" x 9' (3.18m x 2.74m)

Bedroom 3 - 8'6" x 8'6" (2.6m x 2.6m)

Bathroom - 7'3" x 6'7" (2.2m x 2m)

Outside - To the front of the property is an off road parking area providing ample space for 2 cars. The property benefits from a generous rear garden, thoughtfully landscaped to provide both functionality and enjoyment. A decked terrace immediately adjoining the house provides an ideal area for outdoor seating and entertaining, beyond which the garden is predominantly laid to lawn with planted borders and mature trees.

The garden is enclosed by timber fencing and extends to a useful shed/store at the far end, providing excellent storage for gardening equipment, bicycles and other outdoor items.

Services - Mains electric, gas, water and drainage.

Council Tax - Band B

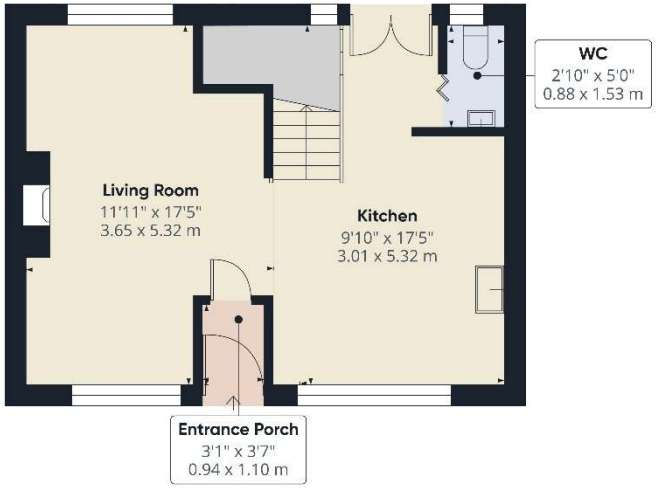
EPC - Rating D

Agents Note - 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.

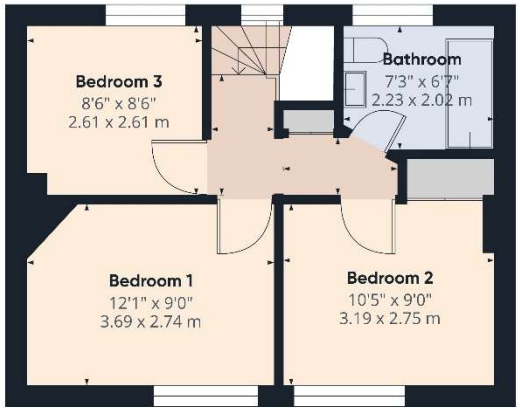


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Floor 0



Floor 1



Approximate total area(1)

758 ft²

70.6 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.

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Directions

From Bude town centre proceed out of the town towards Stratton. Upon reaching the A39 turn left signposted Bideford whereupon number 6 New Road will be found on the right hand side before the junction to the A3072 signposted Holsworthy.



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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.

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