



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Uplands  
2 Maythorn  
Stratton Road  
Bude  
Cornwall  
EX23 8AQ

**Asking Price: £550,000 Freehold**



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[bude@boproperty.com](mailto:bude@boproperty.com)



# Uplands, 2 Maythorn, Stratton Road, Bude, Cornwall, EX23 8AQ



- DETACHED HOUSE
- 4 BEDROOMS (1 EN-SUITE)
- IMMACULATELY PRESENTED
- PLEASANT AND CONVENIENT LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WELL TENDED GARDENS
- WALKING DISTANCE OF LOCAL AMENITIES AND SCHOOLS
- EPC: C
- COUNCIL TAX BAND: E



**An immaculately presented 4 bedroom (1 en-suite) detached home. Offering versatile and spacious accommodation internally whilst situated within walking distance of local supermarkets and schools the residence would be perfect for family living whilst equally suiting as a comfortable home for couples. Well tended front and rear gardens, driveway providing ample off road parking and integral garage.**



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The 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 adjoining 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 bustling market town of Holsworthy is some 8 miles inland. 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.





# Property Description

## Covered Front Entrance

### Reception Hall - 15'5" x 8'9" (4.7m x 2.67m)

A large open hallway with stairs leading to galleried landing. Cloakroom.

### Living Room - 19'7" x 13'4" (5.97m x 4.06m)

A light and airy dual aspect room with double opening glazed doors overlooking rear gardens.

### Kitchen / Dining Room - 21'3" (6.48) x 11'7" (3.53) Maximum

A superb fitted kitchen comprising a range of base and wall mounted cupboards with work surfaces over incorporating, ceramic sink drainer unit with mixer taps, integrated AEG appliances include 4 ring induction hob with extractor over, double oven and dishwasher. Built in under counter fridge. Double opening glazed doors overlooking gardens.

### Utility - 8'1" x 5'4" (2.46m x 1.63m)

Fitted works surfaces and cupboards, space and plumbing for washing machine, tumble dryer and under counter freezer.

### First Floor Galleried Landing / Study - 17'7" (5.36) x 8'9" (2.67) Maximum Dimensions Fitted Skylight window.

### Bedroom 1 - 12'9" x 12'4" (3.89m x 3.76m)

Double bedroom with window to rear elevation.

### En-Suite - 8' x 6'8" (2.44m x 2.03m)

Enclosed double shower cubicle, close coupled WC and pedestal wash hand basin.

### Bedroom 2 - 14'2" x 11'7" (4.32m x 3.53m)

Double bedroom with window to front.

### Bedroom 3 - 13'5" x 9'7" (4.1m x 2.92m)

Double bedroom with window to front.

### Bedroom 4 - 13'3" x 9'7" (4.04m x 2.92m)

Double bedroom with window to rear elevation.

### Bathroom - 9'7" x 5'9" (2.92m x 1.75m)

Enclosed panel bath with mains fed Drench style shower over, low flush WC with pedestal wash hand basin.

### Garage - 18' x 11'4" (5.49m x 3.45m)

Power and light connected, gas fired boiler supplying central heating and hot water systems.

**Outside** - The property is approached over its own brick paved entrance driveway providing ample parking/turning area leading to Garage. Level enclosed rear gardens being principally laid to lawn with established flower / shrub beds, a timber decked terrace adjoins the dwelling. Enclosed side garden. Green House and shed.

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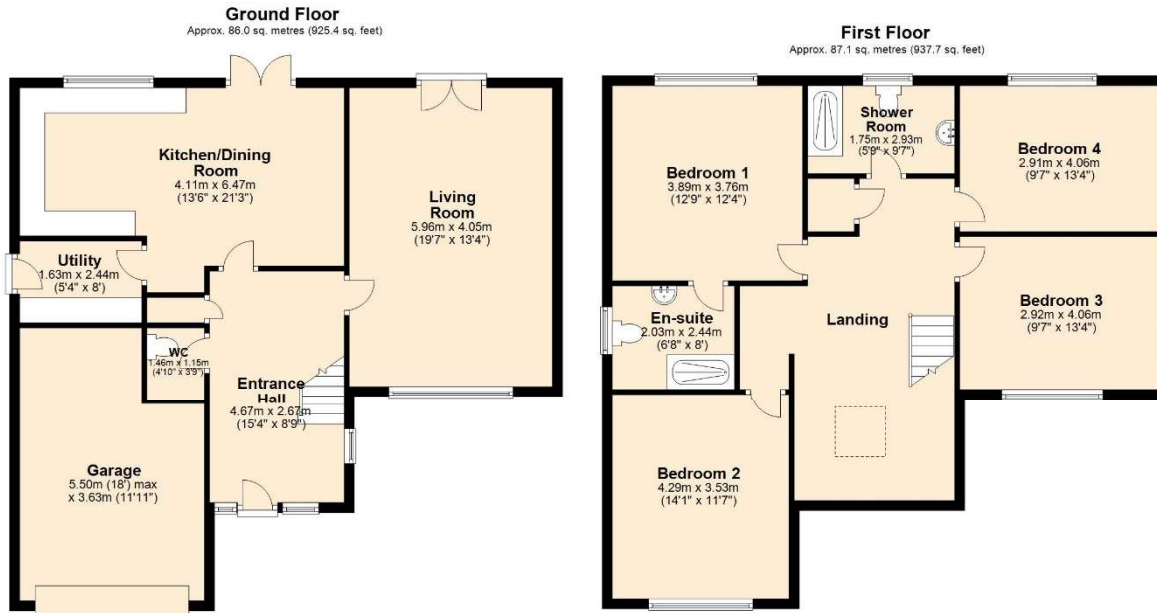


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Total area: approx. 173.1 sq. metres (1863.2 sq. feet)

Bond Osborough Phillips - Not to Scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bude Town Centre proceed out of the town towards Stratton, after passing the comprehensive school and Morrisons supermarket continue into Coast View. After passing the last house in Coast View take the left hand turning onto a lane and proceed for a short distance whereupon Uplands will be found on your left hand side.

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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We are here to help you find  
and buy your new home...

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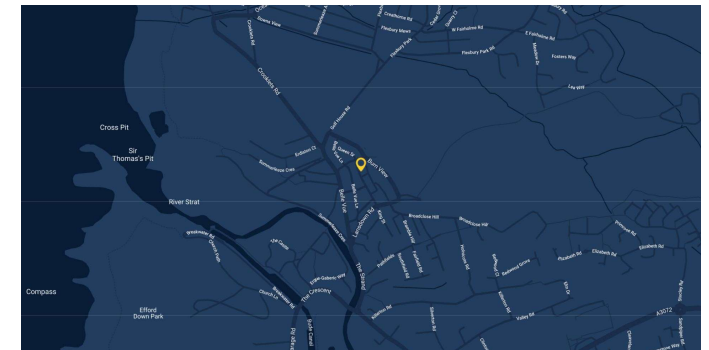
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speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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