



Bond
Oxborough
Phillips

Changing Lifestyles

13 New Road
Stratton
Cornwall
EX23 9AP

Asking Price: £285,000 Freehold



Changing Lifestyles

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13 New Road, Stratton, Cornwall, EX23 9AP



- 3 BEDROOMS
- TERRACED HOUSE
- SPACIOUS ACCOMMODATION
- GENEROUS SIZED ENCLOSED REAR GARDENS
- CONVENIENT LOCATION
- WALKING DISTANCE TO SCHOOLS AND LOCAL AMENITIES
- SHORT DRIVE FROM THE TOWN OF BUDE AND SEA BEACHES
- EPC: C
- COUNCIL TAX BAND: B



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***Available with no onward chain* An opportunity to acquire a deceptively spacious 3 bedroom residence suiting as a comfortable family home and benefiting from a generous sized enclosed rear garden. Located within easy walking distance of schools, local amenities and a short drive from Bude with its popular surfing beaches an internal viewing comes highly recommended to appreciate the size and scope of the residence. EPC C. Council Tax Band B.**

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.

Kitchen - 12'5" x 10'7" (3.78m x 3.23m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit, recess for cooker with extractor over. Recess for tall fridge/ freezer. Space for a table and chairs. Window and door to front elevation.

Utility Room - 7'4" x 5'1" (2.24m x 1.55m)

Base mounted units with work surfaces over. Plumbing and recess for washing machine and tumble dryer. Large walk in under stairs cupboard.

Living Room - 17'10" x 11'10" (5.44m x 3.6m)

A superbly presented room with window to front elevation. Feature fireplace with a slate hearth and an oak beam mantle. Glazed sliding doors open into-

Conservatory - 18'11" x 12'4" (5.77m x 3.76m)

A fantastic light and airy room overlooking the rear gardens. Windows and sliding glazed doors to rear. Storage cupboard.

WC - 5'4" x 2'10" (1.63m x 0.86m)

Close coupled WC and wash hand basin.

First Floor Landing

Bedroom 1 - 11'11" x 8'10" (3.63m x 2.7m)

A generous size double bedroom with window to front elevation.

Bedroom 2 - 10'4" x 9'3" (3.15m x 2.82m)

A double bedroom with window to front elevation.

Bedroom 3 - 8'6" x 8'5" (2.6m x 2.57m)

Window to rear elevation.

Bathroom - 7'5" x 7'2" (2.26m x 2.18m)

A fitted suite comprising an enclosed panelled bath with electric power shower over, close coupled WC and wash hand basin. Window to rear elevation.

Outside

- The property has an attractive gravelled front garden. The rear gardens are a generous size and are superbly presented being principally laid to lawn arranged over two tiers. A sunken enclosed paved patio area at the bottom of the garden provides an ideal spot for sheltered alfresco dining. Timber garden shed. Garden greenhouse and a further patio seating area adjoining the rear of the property. The gardens are superbly presented and landscaped, all being bordered by close boarded fencing providing privacy.

Services

- Mains electricity, water and drainage. Mains gas fired central heating.

Parking

- A parking area with spaces available on a first come first serve basis is located only a short walk from the property at the end of the row.

EPC - Rating C

Council Tax - Band B

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Ultrafast 4 Mbps
1000 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

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Directions

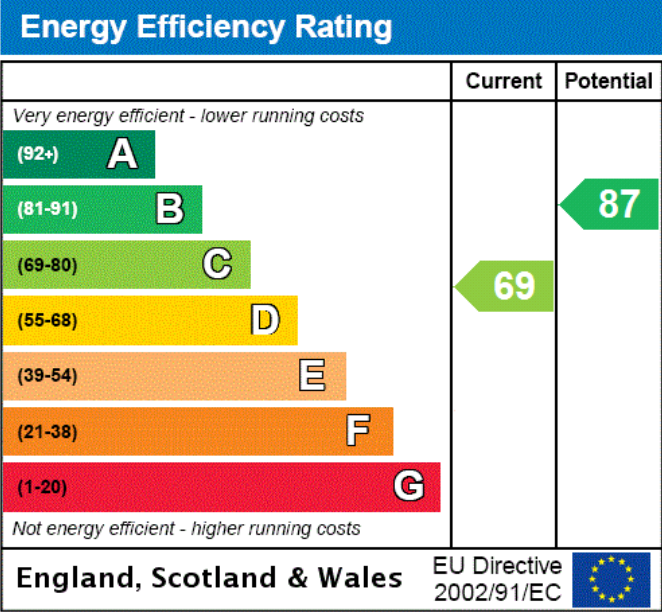
From Bude town centre proceed out of the town towards Stratton. Upon reaching the A39 turn left signposted Bideford, continue for approximately ¼ mile whereupon number 13 will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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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