



Bond
Oxborough
Phillips

Changing Lifestyles

2 Bay Tree Cottages
Hospital Road
Stratton
Bude
EX23 9BP

Asking Price: £239,500
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com



- 2 BEDROOMS
- LOW MAINTENANCE FRONT GARDENS
- GAS CENTRAL HEATING
- OFF ROAD PARKING FOR 2 VEHICLES
- WELL SUITED AS AN INVESTMENT OR FIRST TIME BUYERS.



An exciting opportunity to acquire this well presented 2 bedroom cottage situated in the ancient market town steeped in history and within walking distance of the popular coastal town of Bude. The property benefits from enclosed front courtyard along with rear gardens mainly laid to lawn, off road parking for two vehicles and gas central heating throughout. EPC Rating E. Council Tax Band B.



2 Bay Tree Cottages 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.

Entrance Hall - 7'4" x 5'3" (2.24m x 1.6m)

Window to front elevation.

Living/Dining Room - 17'5" x 10'9" (5.3m x 3.28m)

Dual aspect reception room with a large bay window to the rear of the property. Airing cupboard housing a gas combi boiler. Stairs leading to the lower ground floor. Space for dining table and chairs.

Kitchen - 13'10" x 8'3" (4.22m x 2.51m)

A fitted range of wall and base mounted units with work surfaces over incorporating a composite sink with mixer tap. Space for fridge/freezer and cooker. Space and plumbing for washing machine. Breakfast bar. Windows to front and rear elevations and a door leading to outside.

Lower Ground Floor

Bedroom 1 - 10'6" x 10'7" (3.2m x 3.23m)

Double bedroom with built in wardrobes with access to useful under stair storage. Bay window to the rear elevation.

Bedroom 2 - 12'5" x 7'11" (3.78m x 2.41m)

Built in wardrobes. Window to rear elevation.

Bathroom - 6'3" x 5'4" (1.9m x 1.63m)

Comprising of an enclosed panel bath with mains fed shower over, pedestal hand wash basin and low level WC. Chrome heated towel rail. Frosted window to rear elevation.

Outside - The property provides allocated off road parking for 2 vehicles to the front of the property with a pedestrian gate leading to the low maintenance enclosed gardens mainly laid to patio, perfect for al-fresco dining. Steps to the side of the residence lead down to the communal gardens.

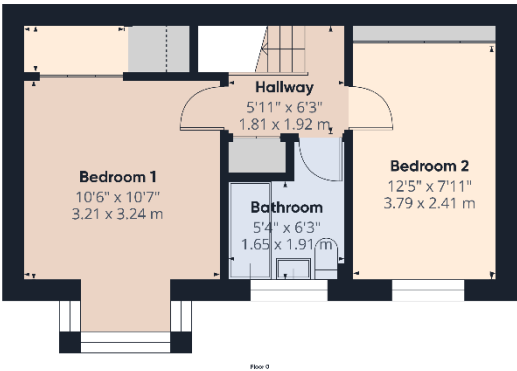
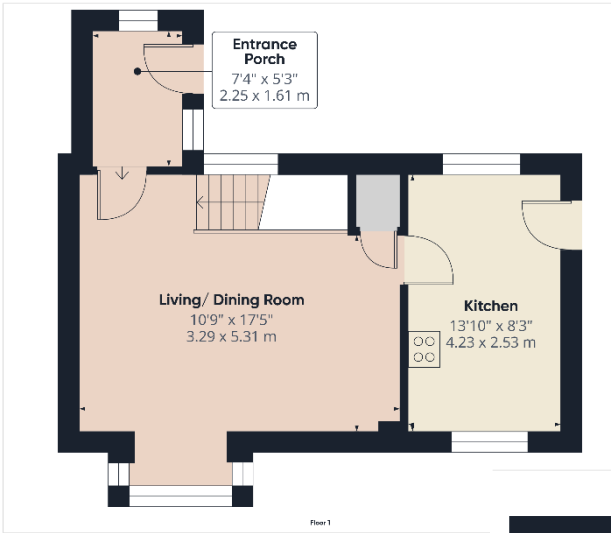
Services - Mains gas, electric and water. Shared septic tank costing approximately £50 per annum.

EPC - Rating E.

Council Tax - Band B.

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

2 Bay Tree Cottages, Hospital Road, Stratton, Bude, EX23 9BP



Directions

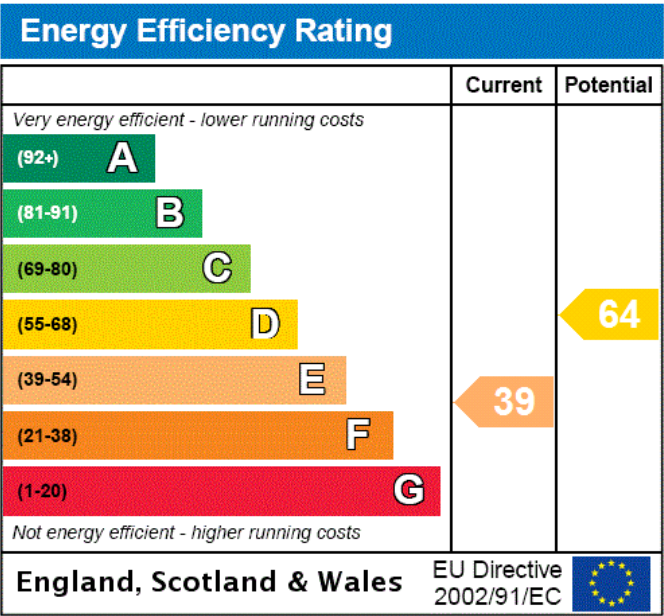
From Bude town centre follow The Strand and bear left at the mini-roundabout. Continue heading out of the town passing Budehaven secondary school and Morrisons supermarket. On reaching the A39 roundabout, take the second exit and follow the road until reaching a right hand turn signposted Stratton / Holsworthy. Follow this road down and the property will be found 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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