



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 3 Market House
Market Street
Stratton
Bude
Cornwall
EX23 9DF

Asking Price: £205,000 Leasehold



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01288 355 066
bude@bopproperty.com

Flat 3 Market House, Market Street, Stratton, Bude, Cornwall, EX23 9DF



- 2 BEDROOMS
- SECOND FLOOR APARTMENT
- CENTRAL STRATTON LOCATON
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- WALKING DISTANCE TO LOCAL SHOP & PUB
- EPC RATING D
- COUNCIL TAX BAND A



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Occupying a convenient and central location in this historic market town, a spacious 2 bedroom second floor duplex flat offering well-proportioned accommodation, character throughout and benefiting from the distinct advantage of gas fired central heating. Appealing to both first time buyers and investors. Viewings highly recommended. EPC C. Council Tax Band A.

The property enjoys a pleasant position in the centre of this attractive historic market town supporting a useful range of local amenities and situated within easy access of the popular coastal resort of Bude with its extensive range of shopping, schooling and recreational facilities together with a 18 hole links Golf Course. Bude is famed for its many areas of outstanding natural beauty and popular bathing beaches lying within 5 miles of the property providing a whole host of watersports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the post and market town of Bideford is some 28 miles lying in a north easterly direction and providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and provides a convenient link via the A30 to the cathedral city of Exeter etc.

Communal Entrance - Stairs leading to all floors.

Hall - Stairs leading to the split levels serving access to kitchen, dining room, bedrooms, bathroom and living room. Window to side elevation

Kitchen - 8'7" x 11'6" (2.62m x 3.5m)
Fitted kitchen comprising of base and wall mounted cupboard units and work surfaces over incorporating a ceramic 1 1/2 sink with modern mixer tap. Large range style six ring hob and oven with extractor unit over and plumbing and recess for dishwasher and washing machine. Space for fridge/freezer. Window the side elevation.

Dining Room - 13' x 9'2" (3.96m x 2.8m)
Ample dining space featuring a wood burning stove with slate hearth and tiled surround. Window to front elevation.

Bedroom 1 - 10'7" x 11'9" (3.23m x 3.58m)
Double bedroom with large built in wardrobes and window to the front elevation.

Bathroom - 5'11" x 5'6" (1.8m x 1.68m)
Tiled bathroom with enclosed panel bath with electric shower over, low level WC and wash hand basin. Window to rear elevation. Loft access point.

Bedroom 2 - 12'11" x 6'9" (3.94m x 2.06m)
Single bedroom with windows to side and front elevations.

Living Room - 12'4" x 12'8" (3.76m x 3.86m)
Comfortable space with Velux windows and access to eaves.

Eaves - Ample storage space, power and light. Subject to necessary consents the eaves could be further extended for additional storage space

Services - Mains gas, water, electric and drainage.

Tenure - A lease of 120 years was granted in 1995 with 30 years remaining. There is a £50 per charge for ground rent annually and leaseholder is responsible for a ¼ share of joint maintenance costs and buildings insurance. The roof on the whole building was replaced in Mid 1990s.

Council Tax - Band A.

EPC - Rating D.

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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 continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, around the right hand bend past the hospital on the right hand side, continue on this road around a left hand bend over the bridge and take the left hand turning just after the Kings Arms into Old Post Office Hill. Follow this road up past the Tree Inn and the General Stores on the left whereupon Market House will be found a short distance on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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