

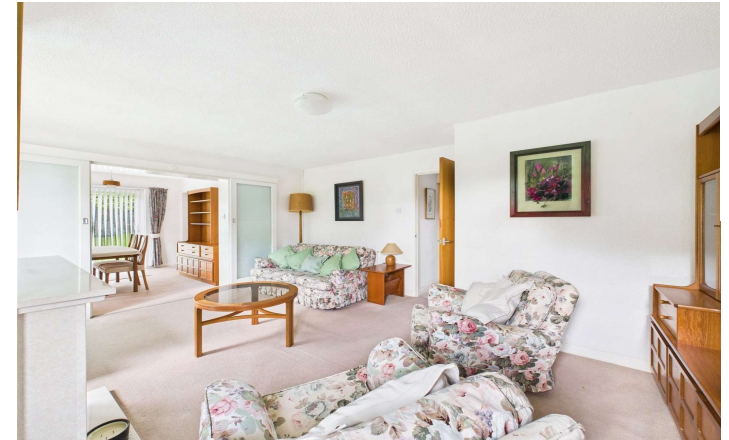


Bond
Oxborough
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Changing Lifestyles

1 Berkeley Close
Stratton
Bude
Cornwall
EX23 9BE

Asking Price: £325,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

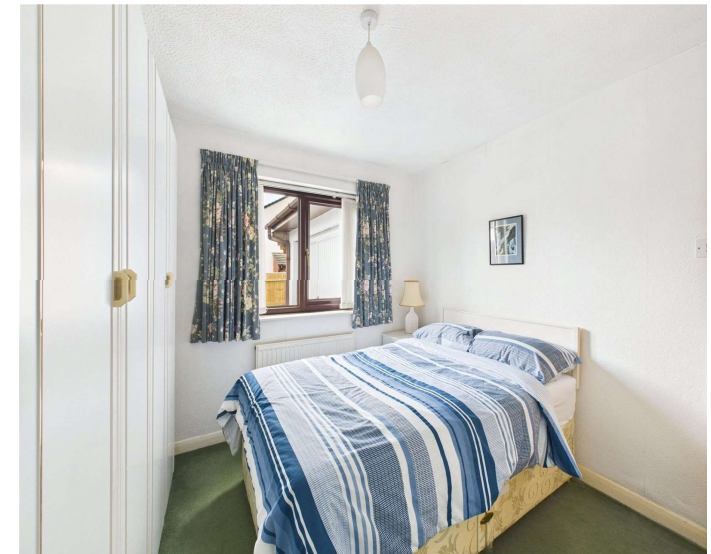
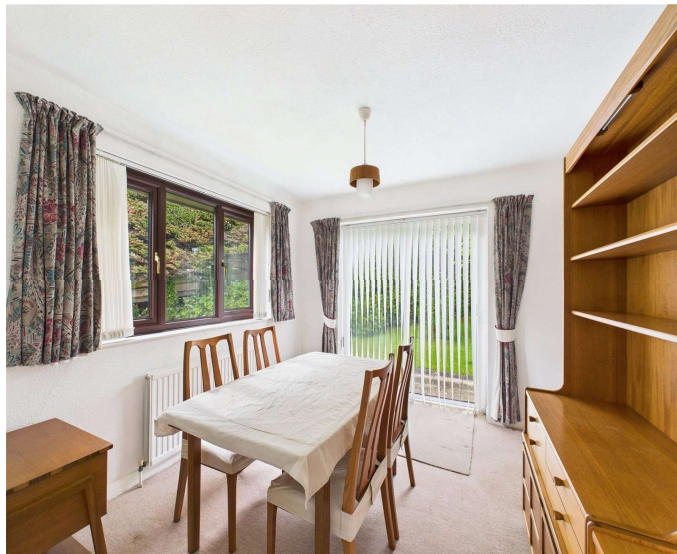
1 Berkeley Close, Stratton, Bude, Cornwall, EX23 9BE



- DETACHED BUNGALOW
- 2 BEDROOMS
- CONVENIENT LOCATION
- TWO SINGLE GARAGES
- OFF ROAD PARKING
- ENCLOSED REAR GARDENS
- NO ONWARD CHAIN
- VIEWINGS HIGHLY RECOMMENDED
- EPC RATING – D
- COUNCIL TAX BAND – C



An opportunity to acquire a 2 bedroom detached bungalow in this sought after cul-de-sac location on the edge of this sought after historical market town. The residence offers well-appointed accommodation throughout with 2 attached garages, entrance driveway and enclosed gardens. EPC rating D. Council Tax Band C.



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The market town of Stratton supports a useful range of local amenities including public house, modern hospital 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 - 11'11" x 5'4" (3.63m x 1.63m)

Door and window to the side elevation leading onto the garden. Window to the front elevation. Door to entrance hall.

Entrance Hall - 11'8" x 3'7" (3.56m x 1.1m)

Doors to kitchen, lounge, bedrooms and shower room. Airing cupboard housing hot water tank and further storage cupboard. Loft hatch.

Kitchen - 9'9" x 7'1" (2.97m x 2.16m)

A range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker, slim line dishwasher and washing machine. Window to the rear elevation overlooking the garden.

Lounge - 16'2" x 10'1" (4.93m x 3.07m)

This light and airy room benefits from a window and patio door to the side elevation and feature fireplace with gas fire. Sliding doors onto;

Dining Room - 9'9" x 9'9" (2.97m x 2.97m)

Offering a dual aspect with views over the garden, this room benefits from a window to the side elevation and patio doors to the rear elevation. Space for family dining table and chairs. Door to office.

Office - 9'7" x 5'1" (2.92m x 1.55m)

Window to the rear elevation. Laminate roll edge worktops providing ample desk space with storage above. Loft hatch to extension.

Bedroom 1 - 12'6" x 11' (3.8m x 3.35m)

A generous double bedroom with a window to the side elevation.

Bedroom 2 - 9'9" x 9'8" (2.97m x 2.95m)

Window to the front elevation.

Shower Room - 6'8" x 5'9" (2.03m x 1.75m)

Comprising of a large shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to the side elevation.

Garage 1 - 16' x 8'2" (4.88m x 2.5m)

Pedestrian door to the side elevation. Double garage doors to the front elevation. Power and light connected.

Garage 2 - 15' x 9'2" (4.57m x 2.8m)

Double garage doors to the front elevation. Window to rear elevation. Power and light connected.

Outside - At the front of the property, a tarmac driveway offers off-road parking for multiple vehicles and provides access to two single garages. The rear garden is mainly laid to lawn, bordered by mature hedges for added privacy. A patio area provides an ideal space for outdoor dining and relaxation, while a greenhouse and timber sheds offer ample storage and gardening opportunities. Garage 1 is also accessible via a pedestrian door.

Services - Mains electric, gas, water and drainage.

EPC Rating - D

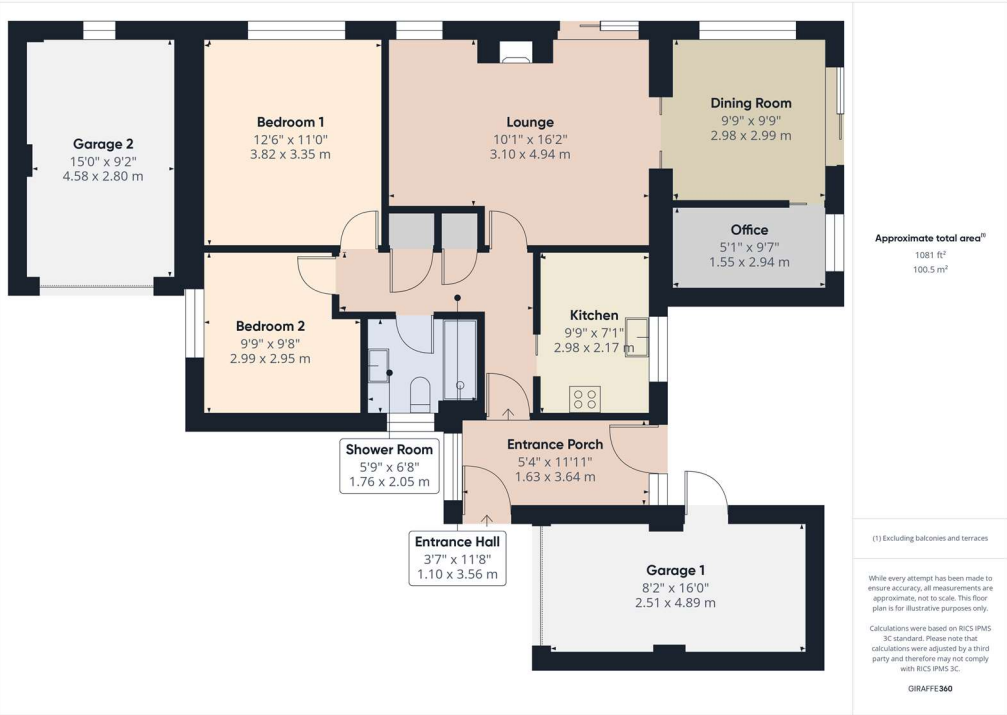
Council Tax Band - C



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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the roundabout turn left onto the A39 signposted Bideford and Berkeley Close will be found within a short distance on the left hand side.

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