



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Treworden Close  
Stratton  
Bude  
Cornwall  
EX23 9DT

**Asking Price: £350,000 Freehold**



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



8 Treworden Close, Stratton, Bude, Cornwall, EX23 9DT



- 3 BEDROOMS
- DETACHED RESIDENCE
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- GENEROUS ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE OF LOCAL VILLAGE AMENITIES
- EPC: TBC
- COUNCIL TAX BAND: C



Changing Lifestyles

01288 355 066  
[bude@bopproperty.com](mailto:bude@bopproperty.com)



8 Treworden Close, Stratton, Bude, Cornwall, EX23 9DT

Occupying a generous sized plot with well maintained rear gardens backing onto nearby woodland, an opportunity to acquire an extended, deceptively spacious, 3 bedroom semi detached residence with off road parking and garage. Situated within walking distance of local amenities and only a short drive to the popular coastal town of Bude an early appointment is highly recommended to avoid disappointment. EPC TBC. Council Tax Band C.

The property enjoys a pleasant location in Spicers Lane which is situated in the centre of this characterful and ancient market town supporting a useful range of local amenities including General Stores, Post Office, Public Houses, Places Of Worship, Hospital, Medical Centre etc. The adjacent town of Bude offers a wider 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 providing a whole host of watersports and leisure activities together with breathtaking cliff top and coastal walks. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

## Entrance Hall

## Hallway

### Living Room - 16'10" x 11'10" (5.13m x 3.6m)

Feature fireplace with gas fire. Sliding doors to the generous gardens.

### Kitchen - 10'9" x 10' (3.28m x 3.05m)

A fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, built in 4 ring gas hob, double oven, space and plumbing for washing machine. Space for fridge freezer.

### Dining Area - 10'7" x 9'2" (3.23m x 2.8m)

Windows to side elevation. Door to Front elevation and door to garden/ rear garage access. Sliding doors to:

### Conservatory - 9'9" x 7'11" (2.97m x 2.41m)

Windows offering views over the generous rear gardens and sliding doors opening onto the adjoining patio area.

### Bedroom 1 - 12'3" x 11'11" (3.73m x 3.63m)

Double bedroom with built in wardrobes. Window to rear elevation.

### Bedroom 2 - 10'10" x 7'3" (3.3m x 2.2m)

Window to front elevation. Access to under stair storage.

**First Floor Landing** - Potential study space. Velux window. Access to under eaves storage.

### WC - 5'9" x 3'11" (1.75m x 1.2m)

Low flush WC, pedestal wash hand basin. Fitted Velux skylight.

### Bedroom 3 - 16'3" x 10'5" (4.95m x 3.18m)

Double bedroom with Velux windows useful built in wardrobe space and access to under eaves storage.

**Outside** - Approached via an entrance driveway providing ample off road parking and access to garage. The generous rear gardens are landscaped and well presented being principally laid to lawn with a paved patio area adjoining the rear. Mature shrubs and planted borders surround the garden with a pleasant woodland view to the rear. Useful timber summerhouse.

### Garage - 15'10" x 8'10" (4.83m x 2.7m)

Up and over vehicle entrance door. Power and light connected.

**Services** - Mains gas, electric, water and drainage.

# Changing Lifestyles



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

Changing Lifestyles

01288 355 066  
bude@bopproperty.com

8 Treworden Close, Stratton, Bude, Cornwall, EX23 9DT



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 proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 and proceed down into the centre of Stratton passing The King Arms. After passing the bus stop on the left, take the left hand turning into Howells Road which continues into Spicers Lane, and then turn right within a short distance into Treworden close whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

EPC TBC

Changing Lifestyles

01288 355 066  
bude@bopproperty.com