



Bond
Oxborough
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Changing Lifestyles

10 St. Andrews Place
Hospital Road
Stratton
Bude
Cornwall
EX23 9FL

Asking Price: £195,000

Leasehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

10 St. Andrews Place, Hospital Road, Stratton, Bude, Cornwall, EX23 9FL



- Second Floor Apartment
- 2 Double Bedrooms
- 1 Allocated Parking Space
- Kitchen/Lounge
- Gas central Heating
- Close to Town Facilities and Amenities
- Council Tax – C
- EPC Rating – B



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Situated in a sought-after residential development on the edge of Stratton's historic village centre, 10 St Andrews Place presents an exciting opportunity to acquire a modern and well-presented two-bedroom top-floor apartment. Perfectly positioned within easy reach of Bude's vibrant town centre, highly regarded schools, and the stunning North Cornish coastline, this contemporary home is ideal for first-time buyers, investors, or those seeking a low-maintenance coastal retreat.

Set within a select block of just ten apartments, the property features a bright and spacious open-plan living area combining a stylish kitchen, dining space, and lounge—perfect for modern living and entertaining. Two well-proportioned double bedrooms offer comfortable accommodation, complemented by a sleek and contemporary shower room.

Outside, the property enjoys an allocated parking space, with additional visitor parking available, while the communal areas are well-maintained, providing a pleasant and welcoming environment. Surrounded by local amenities yet just a short drive from Bude's renowned beaches, shops, and leisure facilities, this apartment is perfectly placed to enjoy the best of town and coast.

10 St Andrews Place represents a fantastic opportunity for those looking to secure a stylish and convenient home in a desirable location, whether as a permanent residence, investment, or coastal getaway. EPC Rating: B. Council Tax Band: C.

The property enjoys a pleasant position in the centre of this attractive ancient 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 etc. 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.



Entrance Hall - 9'10" x 3'2" (3m x 0.97m)

Kitchen/Diner/Lounge - 18'5" x 9'4" (5.61m x 2.84m)

Bedroom 1 - 10'7" x 8'11" (3.23m x 2.72m)

Bedroom 2 - 9'6" x 8'11" (2.9m x 2.72m)

Shower Room - 7'2" x 4'6" (2.18m x 1.37m)

Outside - The front of the property provides 1 allocated parking space and communal binstore. The property is accessed via a communal hall on the ground floor.

Services - Mains electric, water drainage and gas.

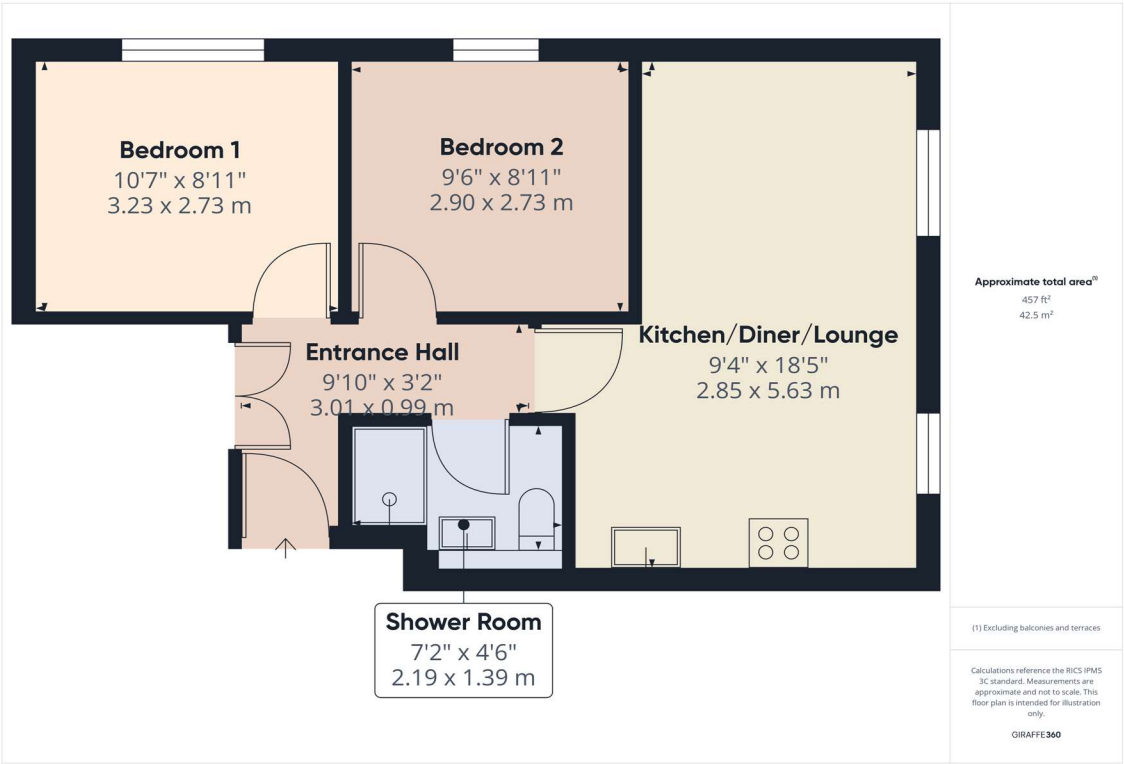
Lease & Service Charges - A lease of 999 years was granted 1st January 2019, with 993 years remaining. Service and maintenance charges are approximately £923 per annum, reviewed yearly.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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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, indicated by a for sale board.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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