



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 New Road  
Stratton  
Bude  
Cornwall  
EX23 9AP

**Asking Price: £315,000 Freehold**



Changing Lifestyles

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



9 New Road, Stratton, Bude, Cornwall, EX23 9AP



- Attractive three-bedroom family home
- Mid-Terraced House
- Large dual-aspect living room with woodburning stove
- Contemporary kitchen/dining room with modern fittings
- Utility room and ground floor WC
- Enclosed generous rear garden with lawn, terrace, and raised beds
- Ample off-road parking to the front
- Walking distance to Stratton amenities, close to Bude and beaches
- EPC: D
- Council Tax Band: B



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A beautifully presented three-bedroom family home, situated in the heart of Stratton and just a short drive from Bude's town centre and beaches. The property has been tastefully modernised, offering stylish and well-proportioned living spaces throughout.

The ground floor features a welcoming entrance porch leading into a generous dual-aspect living room, complete with wood flooring, a central fireplace with woodburning stove, and ample space for family gatherings. The contemporary kitchen/dining room provides an excellent social hub with modern fitted units, integrated appliances, and space for a dining table, whilst a separate utility room with adjoining WC adds practicality.

Upstairs, there are three comfortable bedrooms, two of which are doubles, all served by a recently updated family bathroom finished in a sleek, modern style.

Externally, the property enjoys a good-sized enclosed rear garden, landscaped with a paved terrace, lawn, and raised beds – perfect for outdoor dining and relaxation. To the front, there is ample off-road parking for two vehicles.

Located within walking distance of Stratton's pubs, church, and community facilities, this home combines village charm with excellent access to coastal living.

**Entrance Porch** - 3'1" x 3'1" (0.94m x 0.94m)

**Living Room** - 24'8" x 11'10" (7.52m x 3.6m)

**Kitchen/Dining Room** - 17'10" x 10'6" (5.44m x 3.2m)

**Utility Room** - 6'6" x 5'9" (1.98m x 1.75m)

**WC** - 5'10" x 2'4" (1.78m x 0.7m)

**First Floor Landing**

**Bedroom 1** - 11'11" x 8'10" (3.63m x 2.7m)

**Bedroom 2** - 10'4" x 9'1" (3.15m x 2.77m)

**Bedroom 3** - 8'7" x 8'4" (2.62m x 2.54m)

**Bathroom** - 8'6" x 7'4" (2.6m x 2.24m)

**Outside** - The property benefits from a generous rear garden, thoughtfully landscaped to provide both functionality and enjoyment. A paved terrace adjoins the house, creating an ideal spot for alfresco dining and entertaining, while the lawn beyond offers space for children to play. Raised beds and a pergola add character and interest. At the front, the home is approached via a wide driveway, providing ample off road parking for two cars.

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

**EPC** - Rating D

**Council Tax** - Band B

**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.

**Mobile Coverage**

EE ●  
Vodafone ●  
Three ●  
O2 ●

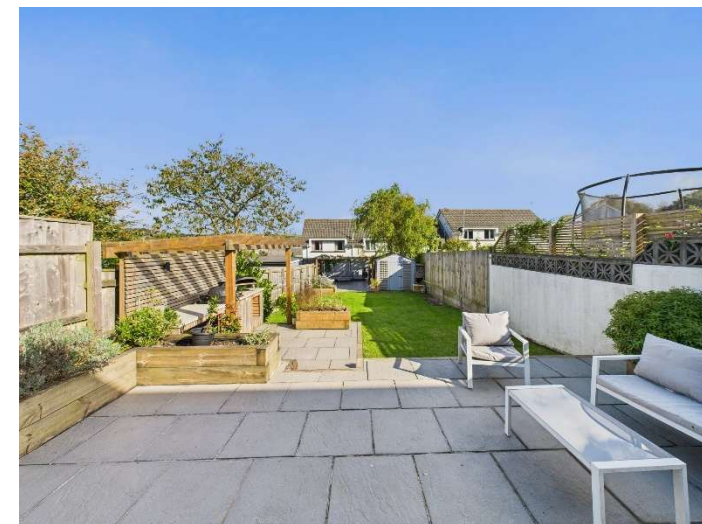
**Broadband**

Basic  
Ultrafast 5 Mbps  
1000 Mbps

**Satellite / Fibre TV Availability**

BT ✓  
Sky ✓  
Virgin ✗

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## Have a property to sell or let?

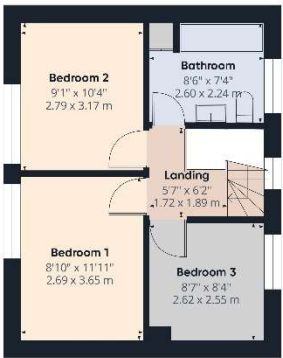
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Approximate total area<sup>®</sup>  
867 ft<sup>2</sup>  
80.6 m<sup>2</sup>  
Reduced headroom  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS INPS  
aC standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAH+360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Directions

From Bude town centre proceed out of the town towards Stratton. Upon reaching the A39 turn left signposted Bideford, continue for approximately ¼ mile whereupon number 9 will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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