



Bond
Oxborough
Phillips

Changing Lifestyles

9 St. Olafs Road
Stratton
Bude
Cornwall
EX23 9AF

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

9 St. Olafs Road, Stratton, Bude, Cornwall, EX23 9AF



- B SEMI DETACHED HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- REQUIRING MODERNISATION THROUGHOUT
- OFF ROAD PARKING
- OUTBUILDING
- FRONT AND REAR GARDENS
- WALKING DISTANCE OF SCHOOLS AND LOCAL AMENITIES
- EPC: TBC
- COUNCIL TAX BAND: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Coming to the market for the first time in 67 years, we are proud to present this three-bedroom semi-detached home requiring modernisation throughout. Positioned within a peaceful residential area close to local amenities, the property offers well-proportioned rooms, good sized gardens and excellent potential to create a comfortable family home.

The ground floor comprises two traditional reception rooms—both with large picture windows allowing plenty of natural light—and a separate kitchen overlooking the rear garden. A rear porch provides useful storage and access to the outside WC and store room.

Upstairs are three bedrooms (two generous doubles and one single) together with a first-floor wet room. The internal accommodation would benefit from a comprehensive programme of modernisation, offering the chance to update and reconfigure if desired.

With its strong layout, character features and long-held family ownership, this property presents an ideal renovation project in a desirable and well-connected village location, just minutes from Bude, local schools, and the stunning North Cornwall coastline.

The property enjoys a convenient location close to supermarkets, schools and amenities. Bude itself lies 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 water sports 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 port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.

Entrance Porch - 4'3" x 2'11" (1.3m x 0.9m)

Entrance Hall

Living Room - 12'7" x 11'2" (3.84m x 3.4m)

Dining Room - 11'8" x 11'3" (3.56m x 3.43m)

Kitchen - 8'6" x 7'3" (2.6m x 2.2m)

Rear Porch - 3' x 2'11" (0.91m x 0.9m)

First Floor Landing

Bedroom 1 - 12'8" x 10'2" (3.86m x 3.1m)

Bedroom 2 - 11'9" x 9'11" (3.58m x 3.02m)

Bedroom 3 - 9'9" x 6'7" (2.97m x 2m)

Wet Room - 6'10" x 5'6" (2.08m x 1.68m)

Outside - The property enjoys a good sized plot, with a lawned front garden offering space for outdoor seating together with a gravelled driveway providing off-road parking. A pathway leads down the side of the house to the good-sized rear garden—predominantly laid to lawn and extending well behind the property. The garden offers plenty of scope for landscaping, vegetable beds, or a family-friendly outdoor space.

To the rear is also a useful outbuilding comprising a store room and separate WC, ideal for storage or potential workshop use. Bordered by fencing and established hedging, the garden feels private and provides a fantastic blank canvas for future owners to enhance.

Store Room - 7'2" x 7' (2.18m x 2.13m)

WC - 5'6" x 2'7" (1.68m x 0.79m)

Services - Mains gas, electric, water and drainage.

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.

EPC - Rating TBC

Council Tax - Band B

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Mobile Coverage		Broadband	
EE	●	Basic	9 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

Directions

From Bude proceed out of the town along Stratton Road and upon reaching the A39 turn left signposted Bideford. Turn immediately right, proceed straight over the round about and follow the one way system right around, whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.

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