

9 St. Olafs Road Stratton Bude Cornwall EX23 9AF

Asking Price: £250,000 Freehold









- B SEMI DETACHED HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- REQUIRING MODERNISATION

THROUGHOUT

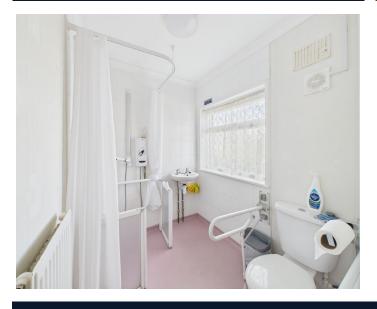
- OFF ROAD PARKING
- OUTBUILDING
- FRONT AND REAR GARDENS
- WALKING DISTANCE OF SCHOOLS AND

LOCAL AMENITIES

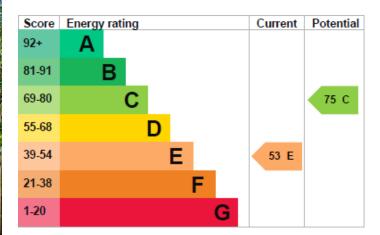
- EPC: TBC
- COUNCIL TAX BAND: B











Changing Lifestyles

home.

overlooking the rear garden. A rear porch provides motorway. 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. Living Room - $12'7'' \times 11'2'' (3.84 \text{ m} \times 3.4 \text{ m})$ 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 longheld family ownership, this property presents an ideal renovation project in a desirable and wellconnected village location, just minutes from Bude, $\textbf{local schools, and the stunning North Cornwall} \ \ \textbf{Bedroom 2} - 11'9" \ x \ 9'11" \ (3.58m \ x \ 3.02m)$ coastline.

Coming to the market for the first time in 67 years, we The property enjoys a convenient location close to Outside - The property enjoys a good sized plot, with a are proud to present this three-bedroom semi- supermarkets, schools and amenities. Bude itself lies detached home requiring modernisation throughout. amidst the rugged North Cornish coastline famed for parking. A pathway leads down the side of the house to the Positioned within a peaceful residential area close to its many nearby areas of outstanding natural beauty good-sized rear garden—predominantly laid to lawn and local amenities, the property offers well- and popular bathing beaches providing a whole host of proportioned rooms, good sized gardens and water sports and leisure activities together with many family-friendly outdoor space. excellent potential to create a comfortable family 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 The ground floor comprises two traditional reception miles in a north easterly direction providing rooms—both with large picture windows allowing convenient access to the A39 North Devon link Road plenty of natural light—and a separate kitchen which in turn connects to Barnstaple, Tiverton and M5 Store Room - 7'2" x 7' (2.18m x 2.13m)

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

Entrance Hall

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

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

lawned front garden offering space for outdoor seating together with a gravelled driveway providing off-road extending well behind the property. The garden offers plenty of scope for landscaping, vegetable beds, or a

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.

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

Services - Mains gas, electric, water and drainage.

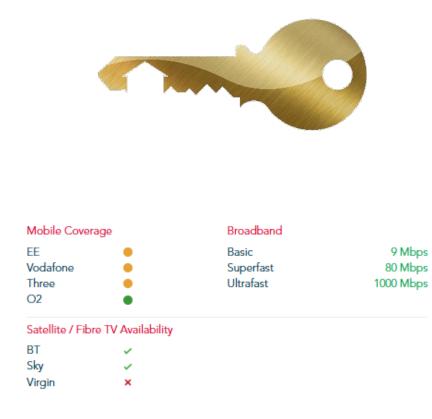
Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We 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 - Bond B

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





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.