



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

17 St Michaels Road  
Stratton  
Bude  
Cornwall  
EX23 9AE

**Asking Price: £270,000**

**Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

17 St Michaels Road, Stratton, Bude, Cornwall, EX23 9AE



- 2 BEDROOMS
- END TERRACE BUNGALOW
- WELL PRESENTED
- CONVENIENT LOCATION
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- GENEROUS FRONT AND REAR GARDENS
- AMPLE OFF ROAD PARKING
- EPC RATING D
- COUNCIL TAX BAND B



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## Changing Lifestyles

A fantastic opportunity to acquire this well-presented 2 bedroom bungalow, occupying a generous plot in the heart of Stratton. The property enjoys gas-fired central heating, double glazing, and excellent outdoor space, including sizeable front and rear gardens, together with ample private parking.

The accommodation is arranged to offer a bright dual-aspect living room, fitted kitchen, two well-proportioned bedrooms, and a modern shower room. Outside, the front garden is laid mainly to lawn and ideal for creating curb appeal. The enclosed rear garden offers a private area perfect for alfresco dining, featuring a patio terrace, a level lawn and a useful garden outbuilding, with mature shrubs adding a sense of privacy.

Situated just a short stroll from Stratton village centre, historic church, public houses, medical centre, and convenience store, whilst being only two miles from Bude town centre and beaches, this property provides an ideal balance of village life and coastal convenience. Perfect for those seeking a permanent home, downsize opportunity or investment.

The property enjoys a convenient location within this characterful ancient market town supporting a useful range of local amenities including General Stores, Post Office, Public Houses, Take Away, 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 breath taking 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

**Living Room** - 17'10" x 11'2" (5.44m x 3.4m)

**Kitchen** - 10'10" x 8'6" (3.3m x 2.6m)

**Bedroom 1** - 14'9" x 10'7" (4.5m x 3.23m)

**Bedroom 2** - 10'10" x 7'7" (3.3m x 2.3m)

**Shower Room** - 5'11" x 5'5" (1.8m x 1.65m)

**Garden Store** - 5'9" x 8'2" (1.75m x 2.5m)

Useful garden outbuilding, ideal for storage or hobby use. Power and light connected.

**Outside** - The property is approached via private driveway with space for multiple vehicles, accessed

through a 5 bar wooden gate leading onto tarmac parking.

The front garden is extensive and mainly laid to lawn with hedging to create privacy.

The rear garden is enclosed and features a patio terrace, lawn area and mature planting.

**Services** - Mains Gas, Water, Electric and Drainage.

**Agents Note** - The neighbouring property has a right of way across the driveway and rear garden.

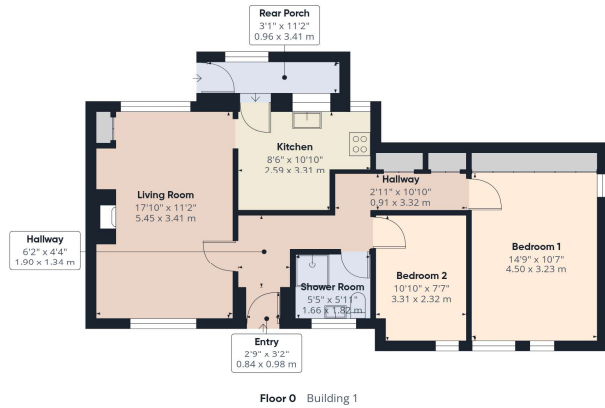
**Agents Note** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry 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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## 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 proceed out of the town along Stratton Road and upon reaching the A39 turn left signposted Bideford. Turn immediately right, proceed straight over the roundabout and follow the one way system right around, whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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