



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Huntfield Gardens  
Stratton  
Bude  
EX23 9DY

**Asking Price: £315,000**



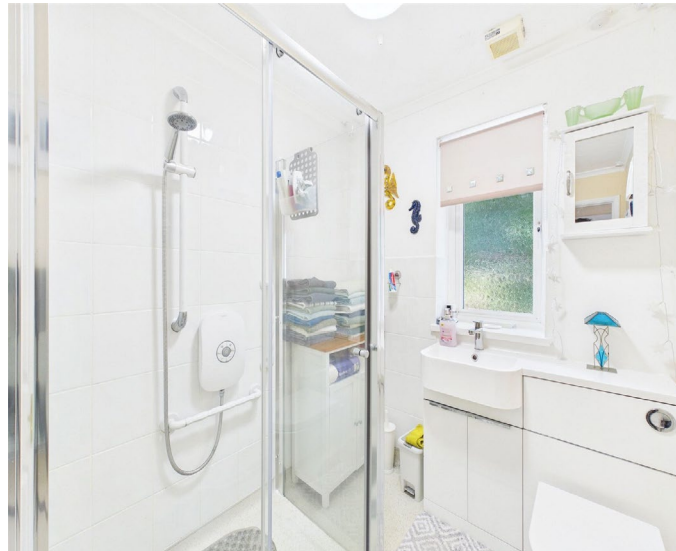
Changing Lifestyles

01288 355 066  
bude@boproperty.com

## 2 Huntfield Gardens, Stratton, Bude, EX23 9DY



- Well-presented detached home in a quiet residential cul-de-sac
- 3 Bedroom detached bungalow
- Attached garage and driveway parking
- Front and rear gardens
- Convenient location within the historic town of Stratton
- Within easy reach of Bude and the North Cornish coastline



Changing Lifestyles

01288 355 066  
bude@boproperty.com

2 Huntfield Gardens, Stratton, Bude, EX23 9DY

An exciting opportunity to acquire a well-presented three-bedroom detached bungalow situated within the popular residential cul-de-sac of Huntfield Gardens in the historic market town of Stratton, just a short distance from Bude and the stunning North Cornish coastline.

The property offers well-balanced single-level accommodation, entered via an entrance porch leading into a central hallway. The living room is a bright and comfortable space overlooking the rear garden, with double doors opening directly outside and allowing plenty of natural light to fill the room.

The kitchen is positioned to the front of the property and is fitted with a range of wall and base units with worktop space and tiled splashbacks, with room for appliances and a dining table.

The principal bedroom is a comfortable rear-facing double bedroom benefiting from an en-suite shower room. Bedroom two is another well-proportioned double room, while bedroom three provides a useful single bedroom, ideal as a home office or guest room. The accommodation is completed by a modern shower room with walk-in shower, wash hand basin and WC.

Externally, the property occupies an attractive plot with gardens to the front and rear. The front provides driveway parking, access to the attached garage and an area of lawn with mature planting. To the rear, the garden enjoys a good degree of privacy and is mainly laid to lawn with established planting, providing a pleasant outdoor space for relaxing or entertaining.

Huntfield Gardens is a well-regarded residential development within Stratton, offering local amenities including a village shop, public houses, places of worship and primary school, while the nearby coastal town of Bude provides a wider range of shopping, leisure facilities and access to the beautiful beaches and coastal paths of North Cornwall.

2 Huntfield Gardens enjoys a pleasant and quiet location in a small cul-de-sac which is situated in the centre of this characterful and 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 breathtaking 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 Porch** - 4'8" x 5'3" (1.42m x 1.6m)

**Entrance Hall**

**Kitchen** - 9'8" x 11'8" (2.95m x 3.56m)

**Living Room** - 11'4" x 13'6" (3.45m x 4.11m)

**Bedroom 1** - 11'10" x 9'2" (3.6m x 2.8m)

**Ensuite Shower Room** - 8'4" x 2'8" (2.54m x 0.81m)

**Bedroom 2** - 8'4" x 8'10" (2.54m x 2.7m)

**Bedroom 3** - 8'3" x 6'5" (2.51m x 1.96m)

## Changing Lifestyles

**Shower Room** - 8'3" x 5'11" (2.51m x 1.8m)

**Garage** - 8'6" x 17'3" (2.6m x 5.26m)

**Outside** - The property is approached via a driveway providing off-road parking and access to the attached garage. The front garden is mainly laid to lawn with mature planting, giving the property an attractive approach and pleasant kerb appeal.

The rear garden is arranged across lawned areas with established planting and borders. A patio area adjoins the rear of the property creating an ideal space for outdoor seating and entertaining, while the gently sloping lawn provides further space for gardening or relaxing.

The attached garage offers useful storage or workshop space and further enhances the practicality of the property.

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

**Council Tax** - Band C.

**EPC** - Rating D.

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

Changing Lifestyles

01288 355 066  
bude@boproperty.com

# 2 Huntfield Gardens, Stratton, Bude, EX23 9DY



## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 and proceed down into the centre of Stratton passing The King Arms. After passing the bus stop on the left, take the left hand turning into Howells Road which continues into Spicers Lane. Turn right into Treworden Close and proceed into Huntfield Gardens whereupon No 2 will be found on the left hand side.

Changing Lifestyles

01288 355 066  
bude@boproperty.com