

5 Ward Close
Stratton
Bude
Cornwall
EX23 9BB

Asking Price: £335,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

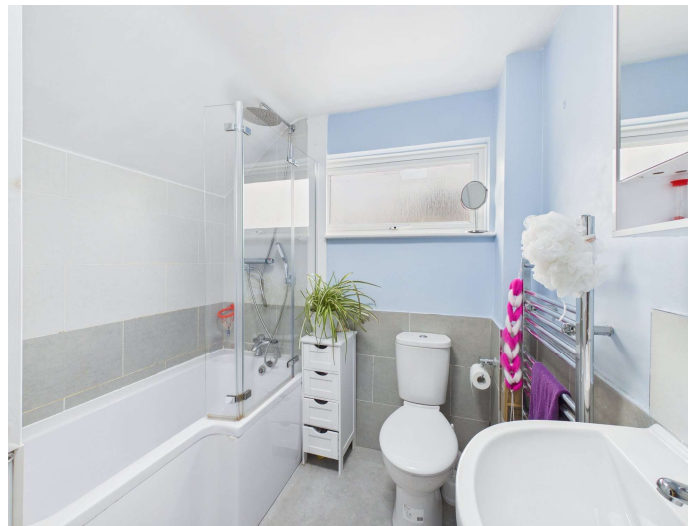
5 Ward Close, Stratton, Bude, Cornwall, EX23 9BB



- Versatile four-bedroom link-detached home
- Popular cul-de-sac location within Stratton
- Spacious living room overlooking the garden
 - Modern fitted kitchen
- Ground floor bedroom offering flexible living
 - Additional study/home office
 - Three first floor bedrooms
- Views across Stratton towards the church
 - Generous rear garden
- Garden outbuildings with power and light (ideal hobby rooms)
 - Off-road parking



The former market town of Stratton itself supports a useful range of local amenities including traditional shops, public house, modern hospital and primary school etc. The adjoining popular coastal resort of Bude supports a further 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. The bustling market town of Holsworthy is some 8 miles inland whilst the town of Okehampton lying on the fringes of Dartmoor National Park is some 28 miles and provides a convenient link to the A30 which connects in turn to the cathedral city of Exeter with its intercity railway network, airport and motorway links. The port and market town of Bideford is some 24 miles and the regional North Devon centre of Barnstaple is some 34 miles.



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An excellent opportunity to acquire a well-presented and versatile four-bedroom semi-detached home, situated within a popular residential cul-de-sac in the sought-after village of Stratton, just a short distance from Bude and the North Cornish coastline.

The property offers flexible accommodation ideally suited to a range of buyers, including families or those seeking space for home working. The ground floor comprises an entrance porch leading into a central hallway with WC, a spacious living room overlooking the rear garden, and a modern fitted kitchen. A particular feature is the additional ground floor bedroom, complemented by a separate study, offering excellent versatility for multi-generational living or home office use.

To the first floor are three well-proportioned bedrooms and a family bathroom, with attractive views across Stratton and towards the historic church.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn, along with a range of substantial outbuildings currently used as hobby rooms, all with power and light. To the front, there is off-road parking. EPC Rating C. Council Tax C.

Entrance Hall - 6'4" x 4'2" (1.93m x 1.27m)

WC - 5'7" x 2'6" (1.7m x 0.76m)

Hallway - 12'7" x 6'10" (3.84m x 2.08m)

Living Room - 16'9" x 11'11" (5.1m x 3.63m)

Kitchen - 12'4" x 9'5" (3.76m x 2.87m)

Bedroom 4 - 10'2" x 9'4" (3.1m x 2.84m)

Office - 9'6" x 5' (2.9m x 1.52m)

First Floor Landing - 8' x 6'9" (2.44m x 2.06m)

Bedroom 1 - 12'7" x 9'7" (3.84m x 2.92m)

Bedroom 2 - 12' x 9'6" (3.66m x 2.9m)

Bedroom 3 - 8'8" x 6'9" (2.64m x 2.06m)

Bathroom - 7'6" x 6'11" (2.29m x 2.1m)

Outside - The property benefits from a generous rear garden which is predominantly laid to lawn, offering an excellent space for families, gardening or outdoor entertaining.

A particular feature is the range of substantial garden outbuildings, currently arranged as hobby rooms, all of which benefit from power and light, providing versatile space suitable for a variety of uses including home office, studio or workshop. Steps lead up to a terraced patio area adjoining bedroom 4/kitchen providing a perfect space for al fresco dining.

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To the front of the property there is a driveway providing off-road parking for two vehicles and an additional lawn garden area.

Services - Mains electric, gas, water and drainage.

EPC - Rating C

Council Tax - Band C

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.



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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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Directions

From Bude town centre proceed out of the town along the Stratton Road and upon reaching the A39 turn left signposted Bideford. Continue for approx. ¼ mile and take the right hand turning onto the A3072 towards Holsworthy and immediately right again into Ward Close whereupon number 5 will be found within a short distance on the left hand side.

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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