



Bond
Oxborough
Phillips

Changing Lifestyles

9 Berkeley Close
Stratton
Bude
Cornwall
EX23 9BE

Asking Price: £259,950

Freehold



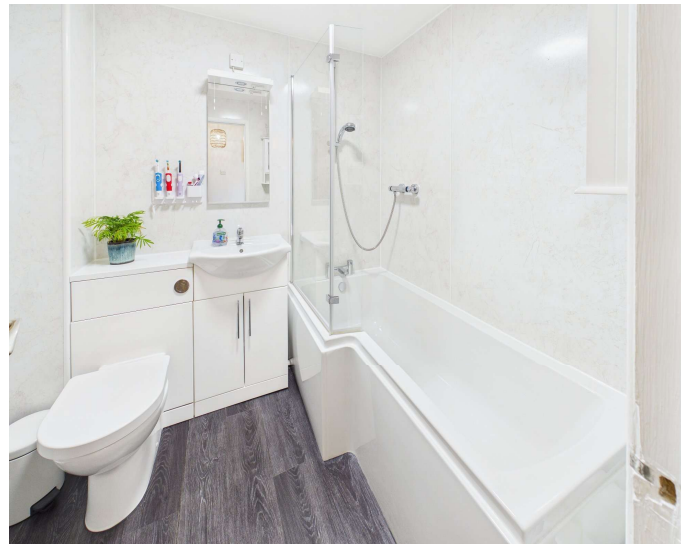
Changing Lifestyles

01288 355 066
bude@boproperty.com

9 Berkeley Close, Stratton, Bude, Cornwall, EX23 9BE



- 2 BEDROOMS
- TERRACED HOUSE
- WELL PRESENTED THROUGHOUT
- FRONT AND ENCLOSED REAR GARDEN
- SHORT DISTANCE FROM LOCAL AMENITIES AND SCHOOLS
- WELL SUITED FOR FIRST TIME BUYER OR AS AN INVESTMENT PURCHASE
- COUNCIL TAX BAND B
- EPC RATING C



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An excellent opportunity to acquire a well presented two bedroom terraced home, ideally situated within a convenient residential location on the edge of the sought after market town of Stratton, being within easy reach of local amenities, schooling and the coastal town of Bude.

The property offers well balanced accommodation throughout, comprising a kitchen providing a range of fitted units with space for appliances and a practical layout suitable for modern day living. A comfortable living room leads through to a light and airy conservatory, enjoying views over and direct access to the enclosed rear garden.

To the first floor are two bedrooms, both well proportioned, together with a contemporary family bathroom. The property benefits from double glazing throughout and would make an ideal first time purchase, investment opportunity or downsizing option.

The market town of Stratton supports a useful range of local amenities including 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.

Kitchen - 9'7" x 12'6" (2.92m x 3.8m)

Living Room - 15' x 12'6" (4.57m x 3.8m)

Conservatory - 6'9" x 9'3" (2.06m x 2.82m)

First Floor Landing

Bedroom 1 - 8'7" x 12'6" (2.62m x 3.8m)

Bedroom 2 - 8'10" x 9'4" (2.7m x 2.84m)

Bathroom - 6'10" x 6'3" (2.08m x 1.9m)

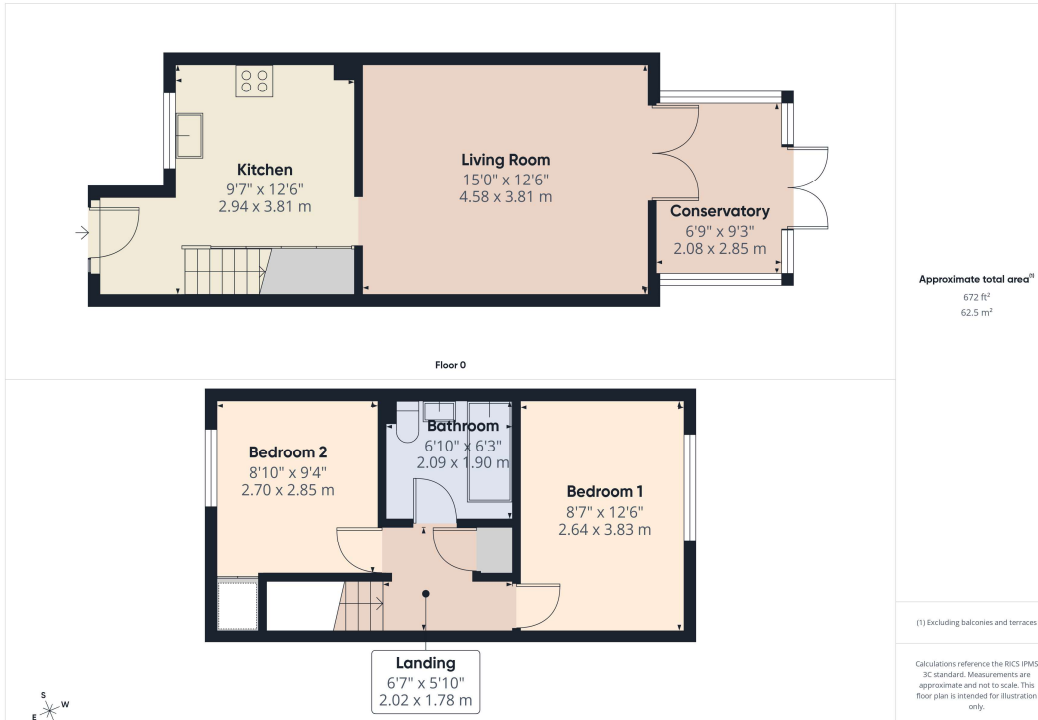
Outside - The residence has front and rear enclosed gardens, the front garden is principally gravelled with a paved pathway. The level rear gardens are fully enclosed by close board fencing and artificial lawn. Pace for useful garden shed and gated access at the rear provides a right of way to the rear of the property.

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.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	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 and Berkeley Close will be found within a short distance on the left hand side. Proceed into the close whereupon number 9 will be found straight ahead of you with a Bond Oxborough Phillips for sale board clearly displayed.

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