



Bond
Oxborough
Phillips

Changing Lifestyles

Wendholme
14 Maiden Street
Stratton
Bude
Cornwall
EX23 9DQ

Asking Price: £275,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Wendholme, 14 Maiden Street, Stratton, Bude, Cornwall, EX23 9DQ



- AVAILABLE WITH NO ONWARD CHAIN
- 2 BEDROOMS
- CHARACTER FEATURES
- ENCLOSED COURTYARD GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- SOUGHT AFTER VILLAGE LOCATION
- DOUBLE GLAZING AND GAS FIRED HEATING
- COMFORTABLE HOME OR INVESTMENT PROPERTY
- EPC RATING C
- COUNCIL TAX BAND C



Changing Lifestyles

01288 355 066
bude@boproperty.com

Wendholme, 14 Maiden Street, Stratton, Bude, Cornwall, EX23 9DQ

Changing Lifestyles

Available with no onward chain, A well presented 2 bedroom mid-terraced residence, located in the heart of this very desirable market town and offering a fantastic blend of character and modern features throughout whilst benefitting from double glazed windows complemented by gas central heating. The property briefly comprises of a spacious front living room, kitchen, 2 double bedrooms and a family bathroom. To the rear of the property is an enclosed private garden. Ideal investment opportunity or suitable as a comfortable main residence.

The Property enjoys a pleasant position in the centre of this attractive ancient market town supporting a useful range of local amenities and situated within easy access of the popular coastal resort of Bude with its extensive range of shopping, schooling and recreational facilities together with a 18 hole links Golf Course etc. Bude is famed for its many areas of outstanding natural beauty and popular bathing beaches lying within 5 miles of the property providing a whole host of watersports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the post and market town of Bideford is some 28 miles lying in a north easterly direction and providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and provides a convenient link via the A30 to the cathedral city of Exeter etc.

Entrance Porch - 4'1" x 3'1" (1.24m x 0.94m)

Living Room - 19'8" x 18'2" (6m x 5.54m)
Built in cupboard.

Kitchen - 14'7" x 9'1" (4.45m x 2.77m)

First Floor Landing

Bedroom 1 - 10'5" x 10' (3.18m x 3.05m)
Built in wardrobe.

Bedroom 2 - 14'11" x 9'1" (4.55m x 2.77m)
Built in cupboard.

Bathroom - 7'4" x 6'3" (2.24m x 1.9m)

Outside - Enclosed rear garden with a patio area adjoining the rear of the property providing an ideal spot for al fresco dining with a further lawn area offering scope for flower beds and additional planting.

Services - Mains gas, electric, water, 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.

Agents Note - The vendors have informed the agent that the property has been newly re-roofed and a new Worcester Bosch gas fired combination boiler installed



Changing Lifestyles

01288 355 066
bude@bopproperty.com



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.



Approximate total area⁽¹⁾

829 ft²
77.1 m²

Reduced headroom

22 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, around the right hand bend past the hospital on the right hand side, continue on this road around a left hand bend over the bridge and take the road up in front of you (to the left of the Kings Arms Public House). Follow this road up passing the Tree Inn and the General Stores on the left and the property can be found shortly after on the left hand side.