



Bond
Oxborough
Phillips

Changing Lifestyles

8 Barnfield Park
Stratton
Bude
Cornwall
EX23 9BQ

Asking Price: £340,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

8 Barnfield Park, Stratton, Bude, Cornwall, EX23 9BQ



- Available with no onward chain
- Spacious 3 bedroom semi-detached residence
- Popular residential development in Stratton
- Generous enclosed rear garden
- Bright and spacious living/dining room with French doors to garden
- Fitted kitchen with ample cupboard and worktop space
- Ground floor cloakroom/WC
- Integral garage and off road parking
- Well suited as a family home, first time purchase or investment
- Walking distance to Stratton amenities, schools and public houses
- Short drive to Bude town centre and North Cornish coastline
- EPC rating C and Council Tax Band C



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An opportunity to acquire this spacious 3 bedroom semi-detached residence occupying a generous plot enjoying a most pleasant setting within the sought after North Cornish market town of Stratton. The property offers comfortable and versatile accommodation throughout, ideally suited as a family home, first time purchase or investment opportunity.

Upon entering the property, a welcoming entrance hall provides access to a fitted kitchen comprising a range of wall and base mounted units with integrated gas hob, extractor and ample worktop space. To the rear of the property is a spacious dual aspect living/dining room enjoying plenty of natural light with French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. On the first floor are 3 well proportioned bedrooms together with a family bathroom comprising a panel enclosed bath with shower over, pedestal wash hand basin and low flush WC.

Externally, the property benefits from off road parking to the front and provides access to the integral garage. A particular feature of the residence is the generous enclosed rear garden which is principally laid to lawn with adjoining patio and gravel seating areas. The garden offers ample space for children, pets or further landscaping whilst also benefitting from a useful timber shed.

Conveniently located within walking distance of Stratton's range of local amenities including shops, public houses, schools and places of worship, whilst the nearby coastal town of Bude offers an extensive range of shopping, leisure and recreational facilities together with its popular sandy beaches and scenic coastal walks.
EPC Rating C. Council Tax Band C.

The former market town of Stratton itself supports a useful range of local amenities including traditional shops, public house, modern hospital, garage 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.

Entrance Hall - 13'2" x 3'9" (4.01m x 1.14m)

WC - 5'3" x 2'9" (1.6m x 0.84m)

Kitchen - 10' x 6'11" (3.05m x 2.1m)

Living Room - 13'8" x 14'5" (4.17m x 4.4m)

First Floor Landing

Bedroom 1 - 16'5" x 9'10" (5m x 3m)

Bedroom 2 - 10'1" x 14'5" (3.07m x 4.4m)

Bedroom 3 - 10'1" x 7'6" (3.07m x 2.29m)

Bathroom - 6'9" x 6'5" (2.06m x 1.96m)

Garage - 16'8" x 10' (5.08m x 3.05m)

Outside - The property is approached via a generous tarmac driveway providing extensive off road parking and access to the integral garage, offering useful storage or workshop potential. To the front, an area of lawn and pathway lead to the entrance door, whilst gated side access leads through to the rear garden.

A particular feature of the property is the sizeable enclosed rear garden which enjoys a pleasant and private outlook bordered by mature trees and timber fencing. Predominantly laid to lawn, the garden offers ample space for children, pets or outdoor entertaining and is complemented by a paved patio seating area adjoining the rear of the property together with a gravelled section ideal for alfresco dining. In addition, there is a useful timber shed providing further external storage.

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.

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⁾

992 ft²
92.3 m²

Reduced headroom

13 ft²
1.3 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		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and after approximately ¼ mile take the right hand turning on the A3072 into Stratton. Proceed through the centre towards Holsworthy and just before leaving the edge of the village take the right hand turning into Howard Lane and immediately right again into Barnfield Park whereupon the property will be found within a short distance on the right hand side.