



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Dunheved  
6 Stratton Road  
Bude  
EX23 8AN

**Asking Price: £475,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

Dunheved, 6 Stratton Road, Bude, EX23 8AN



- 5 BEDROOMS
- 4 RECEPTION ROOMS
- DETACHED DORMER BUNGALOW
- 0.27 ACRE PLOT
- WALKING DISTANCE TO THE TOWN CENTRE AND LOCAL BEACHES
- SCOPE TO MODERNISE
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- LARGE SUBSTANTIAL GARDEN
- AMPLE OFF ROAD PARKING
- EPC: E
- COUNCIL TAX BAND: E



An exciting opportunity to acquire this substantial 5 bedroom detached residence, occupying a generous plot of 0.27 acres situated within easy reach of Bude town centre, local beaches, schools, shops and everyday amenities.

The residence offers spacious and versatile accommodation extending to approximately 2,000 sq ft, providing an excellent opportunity for buyers seeking a sizeable family home with scope to update and personalise to their own requirements. The property retains a great sense of character and proportion, with generous room sizes, high ceilings in parts and a flexible layout well suited to modern family living.

The accommodation is arranged principally over the ground floor, with a welcoming entrance porch and long entrance hall providing access through the property. There are multiple reception spaces, including a spacious living room with bay window, a separate dining room, breakfast room and a sunroom overlooking the garden, creating plenty of flexibility for both everyday living and entertaining. The kitchen sits just off the breakfast room and is complemented by a useful utility room, ground floor bathroom and separate WC.



There are 3 bedrooms on the ground floor, offering excellent flexibility for those requiring level living, guest accommodation, or additional work-from-home space. To the first floor are 2 further bedrooms, together with a dressing room and WC, making this an adaptable layout for larger families, multi-generational living or buyers wanting additional hobby/study areas.

Externally, the property continues to impress, with driveway parking to the front and side, together with a large rear garden predominantly laid to lawn. The garden offers an excellent degree of space and potential, ideal for families, keen gardeners, or those looking to create outdoor entertaining areas. The property's position on Stratton Road provides convenient access into Bude, whilst also being well placed for the historic village of Stratton.

Requiring modernisation in areas with further potential to extend or redesign subject to planning, Dunheved represents a rare opportunity to secure a spacious detached home in one of Bude's most convenient and established residential locations.

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Dunheved enjoys a convenient location situated within walking distance of the centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.



# Property Description

**Entrance Porch** - 5'6" x 3'10" (1.68m x 1.17m)

**Entrance Hall** - 25'11" x 3'11" (7.9m x 1.2m)

**Kitchen** - 12'3" x 7'4" (3.73m x 2.24m)

**Breakfast Room** - 12'7" x 12'6" (3.84m x 3.8m)

**Pantry** - 8'7" x 3'10" (2.62m x 1.17m)

**Bathroom** - 8'7" x 5'1" (2.62m x 1.55m)

**WC** - 5'6" x 2'8" (1.68m x 0.81m)

**Dining Room** - 14'4" x 13'9" (4.37m x 4.2m)

**Living Room** - 14'1" x 14' (4.3m x 4.27m)

**Sun Room** - 15'9" x 11'7" (4.8m x 3.53m)

**Bedroom 1** - 14'1" x 12' (4.3m x 3.66m)

**Bedroom 2** - 14' x 10'1" (4.27m x 3.07m)

**Bedroom 3** - 11'9" x 10'10" (3.58m x 3.3m)

**First Floor Landing**

**Dressing Room** - 12'5" x 6'1" (3.78m x 1.85m)

**WC** - 7'11" x 4'1" (2.41m x 1.24m)

**Bedroom 4** - 13'11" x 10'5" (4.24m x 3.18m)

**Bedroom 5** - 11'1" x 10'8" (3.38m x 3.25m)

**Detached Garage** - Up and over vehicle entrance door.

**Outside** - The property is approached from Stratton Road onto a driveway providing off road parking for multiple vehicles, with further parking/turning space to the side of the property leading to the garage. The frontage is enclosed in part by attractive stone walling, with established planting and access leading to the entrance porch.

To the rear, the property enjoys a particularly generous garden, predominantly laid to lawn and extending away from the house, creating a superb outside space for families and those who enjoy gardening. The garden is bordered by established hedging, mature planting and shrubs, offering a pleasant and private feel. There is ample scope to create seating areas, vegetable beds, children's play space or further landscaped areas, subject to a buyer's requirements. A greenhouse is also positioned within the garden, further enhancing the appeal for those with an interest in growing and outdoor living.

**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.

**EPC** - Rating E

**Council Tax** - Band E





Approximate total area<sup>(1)</sup>

2000 ft<sup>2</sup>  
 185.8 m<sup>2</sup>

Reduced headroom

70 ft<sup>2</sup>  
 6.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

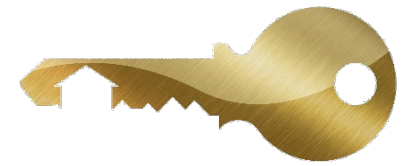
..... Below 5 ft/1.5 m

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

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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.

## Directions

From Bude town centre proceed out of the town towards Stratton, passing the Esso garage on the left-hand side. Proceed up the hill for a short distance whereupon the property will be found on the right hand side just prior to the turning for Hawthorne Avenue, with a Bond Oxborough Phillips for sale sign clearly displayed.

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We are here to help you find  
and buy your new home...

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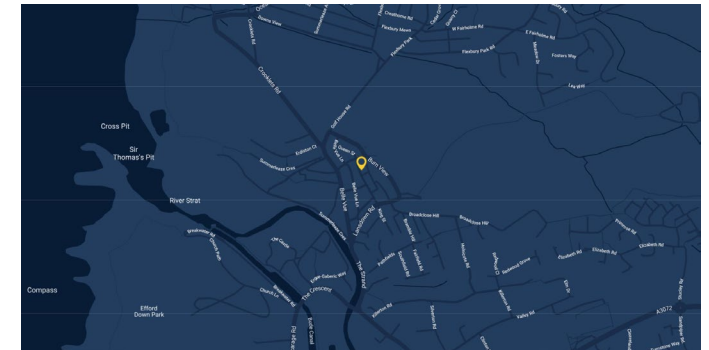
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