Bond Oxborough Phillips

Changing Lifestyles

5 Howells Cottages
Spicers Lane
Stratton
Bude
EX23 9DS

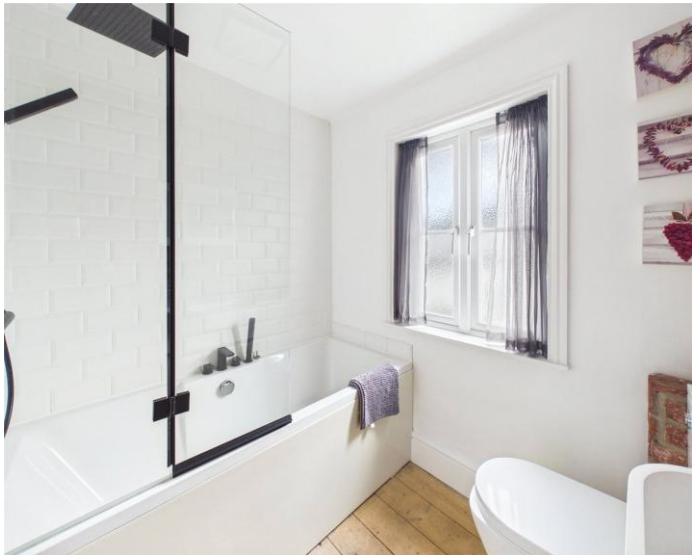
Asking Price: £240,000 Freehold

Changing Lifestyles

01288 355 066
bude@boppropertyy.com

5 Howells Cottages, Spicers Lane, Stratton, Bude, EX23 9DS

- 2 BEDROOM TERRACED CHARACTER COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- ENCLOSED REAR GARDEN WITH DECKED SEATING AREA
- IDEAL FIRST TIME BUY / INVESTMENT / HOLIDAY RETREAT



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An opportunity to acquire this superbly presented 2 bedroom terraced character cottage, occupying a pleasant position within this sought after village location. The property offers charming and well planned accommodation throughout, complemented by gas fired central heating, double glazed windows and attractive enclosed gardens to both the front and rear.

The accommodation briefly comprises a welcoming kitchen fitted with a range of modern units and work surfaces, with an opening through to the living room creating a sociable feel to the ground floor. The living room is a comfortable reception space, featuring exposed timber flooring, a wood burning stove and French doors opening directly onto the rear garden, providing a lovely connection between the indoor and outdoor space.

On the first floor are 2 bedrooms, with Bedroom 1 being a generous double room, together with a well appointed family bathroom comprising an enclosed bath with shower over, WC and wash hand basin.

Externally, the property enjoys an attractive enclosed front garden with established planting and gated access leading to the entrance. To the rear is a delightful enclosed garden, arranged for ease of maintenance with a generous decked seating area, gravelled patio and mature borders, creating an ideal space for outdoor dining and entertaining.

The property would make an excellent permanent home, holiday retreat or investment purchase within this highly desirable village setting. Internal viewing is highly recommended. EPC Rating C. Council Tax Band B.

5 Howells Cottages enjoys a pleasant location in Spicers Lane which is situated in the centre of this characterful and ancient market town supporting a useful range of local amenities including General Stores, Post Office, Public Houses, Take Away, Places Of Worship, Hospital, Medical Centre etc. The adjacent town of Bude offers a wider 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 providing a whole host of watersports and leisure activities together with breathtaking cliff top and coastal walks. The bustling market town of Holsworthy is some 10 miles inland whilst 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.

Kitchen Area - 5'10" x 15'5" (1.78m x 4.7m)

Living/Dining Area - 12'2" x 15'7" (3.7m x 4.75m)

First Floor Landing

Bedroom 1 - 9' x 15'6" (2.74m x 4.72m)

Bedroom 2 - 8'11" x 7'11" (2.72m x 2.41m)

Bathroom - 5'9" x 7' (1.75m x 2.13m)

Outside - Outside, the property is approached via a pedestrian gate opening into its own enclosed front garden, laid principally to gravel for ease of maintenance with pathway leading to the entrance.

To the rear, the property enjoys an attractive enclosed garden, arranged with a timber decked seating area adjoining the property, providing an ideal space for outdoor dining and entertaining.

Council Tax - Band B.

EPC - Rating 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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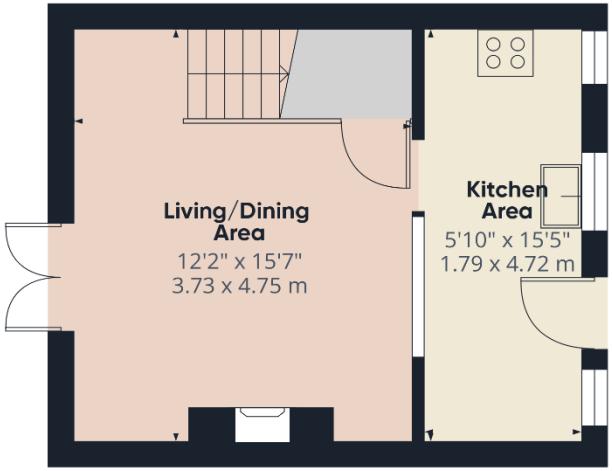
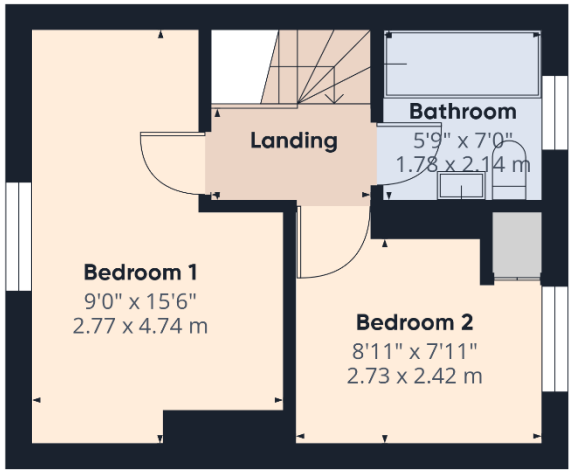


Floor 0



Floor 1

Approximate total area(1)

532 ft²

49.6 m²

(1) Excluding balconies and terraces

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

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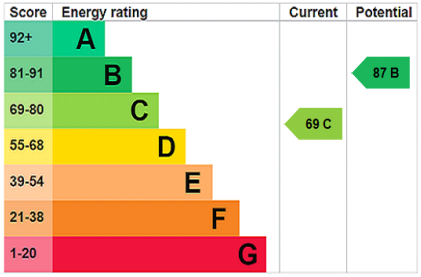
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 and proceed down into the centre of Stratton passing The King Arms. After passing the bus stop on the left, take the left hand turning into Howells Road which continues into Spicers Lane and the property will be found within a short distance on the right hand side.