Bond Oxborough Phillips

Changing Lifestyles

17 Berkeley Close
Stratton
Bude
Cornwall
EX23 9BE

Asking Price: £225,000 Freehold

Changing Lifestyles

01288 355 066
bude@bopproperty.com

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

- 2 Bedrooms
- Mid-Terrace Property
- Enclosed Rear Garden
- UPVC Double Glazing
- Gas Fired Central Heating
- Popular Residential Location
- Close to Bude Town, Schools and Amenities
- Available with no onward chain
- Ideal First Time Buy or Investment

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.

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An opportunity to acquire this 2 bedroom mid-terrace residence situated within a convenient residential location in Berkeley Close, Bude, within easy reach of the town centre, local amenities, schools and nearby beaches.

The property offers comfortable and manageable accommodation throughout, ideally suited to first time buyers, investment purchasers or those seeking a home in a well regarded and accessible location. The accommodation briefly comprises an entrance porch leading into a spacious living/dining room, providing a pleasant reception space with outlook over the front garden. The fitted kitchen comprises a range of wall and base mounted units with work surface over, space for appliances and access out to the rear garden.

On the first floor, there are 2 bedrooms together with a family bathroom. The property benefits from UPVC double glazed windows and doors, gas fired central heating and enclosed gardens to both the front and rear.

Externally, the front garden is laid principally to lawn with a pathway leading to the entrance door, bordered by a variety of established shrubs and plants. To the rear, the enclosed garden provides a paved patio area adjoining the property, an area of lawn and useful storage shed, creating a practical outside space for seating, planting and general use. Available with no onward chain. EPC Rating TBC. Council Tax Band B.

Entrance Hall - 2'11" x 5'6" (0.9m x 1.68m)

Living Room - 16'11" x 12'5" (5.16m x 3.78m)

Kitchen - 7'8" x 12'6" (2.34m x 3.8m)

First floor landing

Bedroom 1 - 9' x 12'6" (2.74m x 3.8m)

Bedroom 2 - 8'10" x 9'2" (2.7m x 2.8m)

Bathroom - 6'5" x 6'1" (1.96m x 1.85m)

Outside - The property is approached via a pedestrian pathway leading to the front entrance, with an area of lawn and a variety of established shrubs.
To the rear, the property enjoys an enclosed garden, principally laid to lawn and bordered by close-boarded fencing. A paved patio area adjoins the rear of the property, providing an ideal spot for outdoor seating and alfresco dining. A pathway leads through the garden to a timber pedestrian gate at the far end, with a useful timber garden store/shelter providing additional outside storage. The rear garden offers a manageable yet attractive outside space.

EPC - Rating C.

Council Tax - Band B.

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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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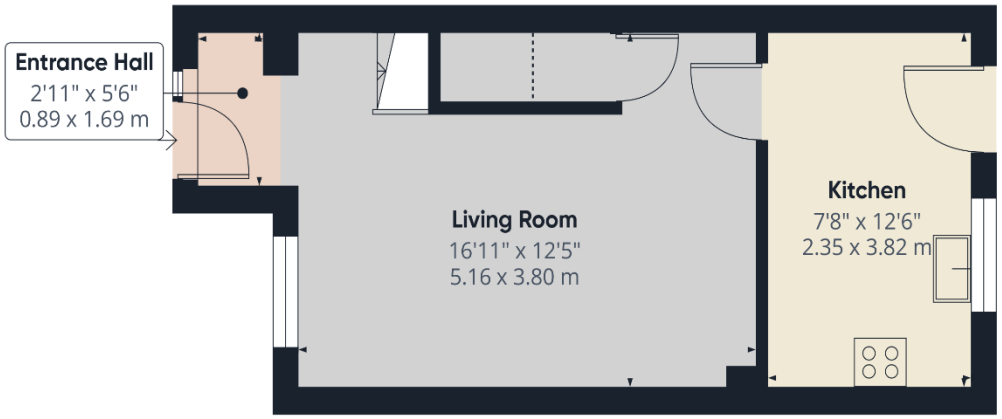
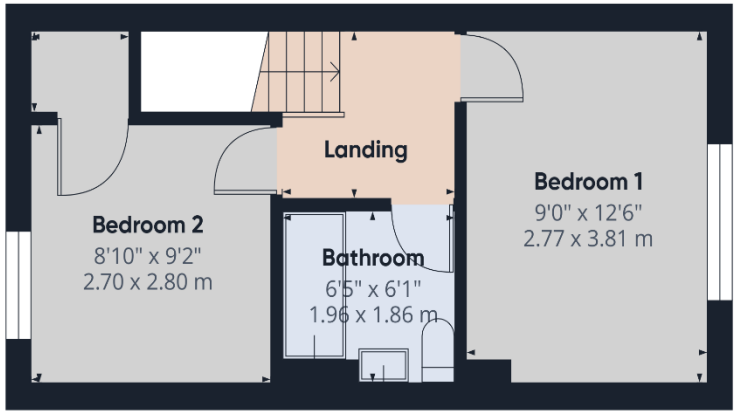


Floor 0



Floor 1

W S N E

Approximate total area(1)
607 ft²
56.4 m²

Reduced headroom
8 ft²
0.8 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.

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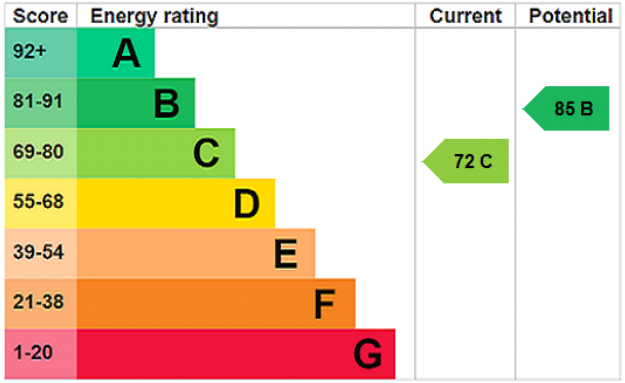
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 and Berkeley Close will be found within a short distance on the left hand side. Proceed into the close and follow around the right and after a short distance number 17 will be found on the left hand side.