Bond Oxborough Phillips

Changing Lifestyles

Dolphin Cottage
Stamford Hill
Stratton
Bude
Cornwall
EX23 9AZ

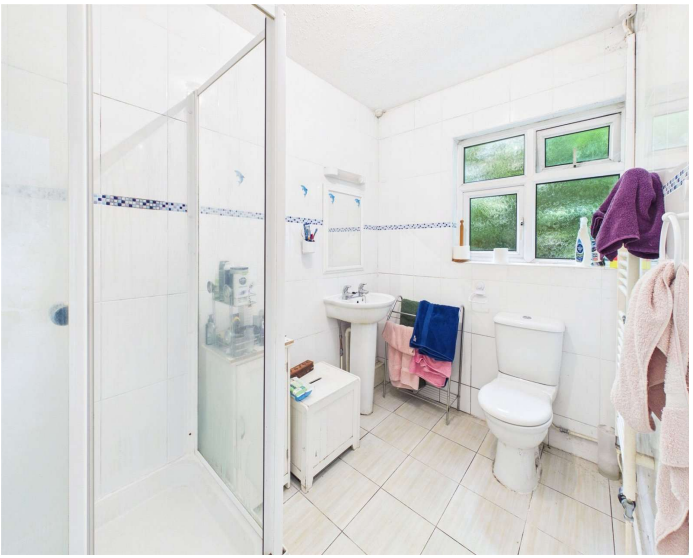
Asking Price: £399,000 Freehold

Changing Lifestyles

01288 355 066
bude@boppropertyy.com

Dolphin Cottage, Stamford Hill, Stratton, Bude, Cornwall, EX23 9AZ

- Spacious Detached Bungalow
- 3 Well Proportioned Bedrooms
- Requiring modernisation
- Desirable Stamford Hill Location
- Generous 1/4 acre plot
- Ample Off Road Parking
- Garage With Power & Light
- Potential To Extend Subject To Consent
- No Onward Chain
- EPC: C
- Council Tax Band: E



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Available with no onward chain, an exciting opportunity to acquire this spacious 3 bedroom detached bungalow, occupying a generous 1/4 acre plot within the desirable Stamford Hill area on the outskirts of Stratton and Bude. The property offers well-proportioned accommodation throughout, together with extensive gardens, ample off-road parking, a garage and excellent potential for buyers looking to modernise, personalise and enhance a home to their own taste, subject to any necessary consents.

Externally, the property is approached via a driveway providing ample off-road parking and access to the garage. The gardens wrap around the property and are a real feature, being predominantly laid to lawn with mature hedge, shrub and walled boundaries, providing a lovely setting and a high degree of privacy. A paved patio area extends around the property, offering space for outdoor seating and access to the main garden areas.

The property offers fantastic scope to improve and modernise, with potential to extend or reconfigure the accommodation subject to the necessary planning permissions and consents. An internal viewing is highly recommended to appreciate the size of the plot, the accommodation on offer and the potential available.

Entrance Porch - 3'8" x 8'7" (1.12m x 2.62m)

Hallway - A variety of built in cupboards including a large cupboard occasionally used as an office/store.

Living Room - 17' x 11'10" (5.18m x 3.6m)

Dining Room - 11'9" x 11'9" (3.58m x 3.58m)

Kitchen - 11'9" x 11'9" (3.58m x 3.58m)

Bedroom 1 - 11'10" x 17'1" (3.6m x 5.2m)

Bedroom 2 - 13'11" x 10'10" (4.24m x 3.3m)

Bedroom 3 - 9'10" x 9'9" (3m x 2.97m)

Shower Room - 5'9" x 8'9" (1.75m x 2.67m)

WC - 2'10" x 5'5" (0.86m x 1.65m)

Utility/Boot Room - 6'10" x 8'2" (2.08m x 2.5m)
Two useful store rooms.

Outside - The property is approached via a gated driveway providing ample off road parking for multiple vehicles and access to the garage. The gardens wrap around the bungalow and are a particular feature, offering a generous level plot predominantly laid to lawn with mature hedging, shrubs and walled boundaries. A paved patio area extends around the property, creating various seating areas and providing a pleasant connection between the accommodation and gardens.

Garage - 15'5" x 9' (4.7m x 2.74m)
Up and over door, power and light connected.

Services - Mains gas, electric, water and drainage.

EPC - Rating C

Council Tax - Band E

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

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Directions

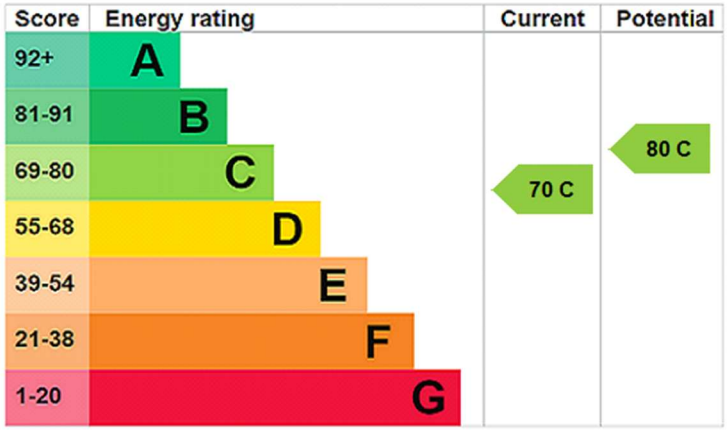
From Bude Town centre, proceed out of the town towards Stratton, upon reaching the A39 turn left towards Kilkhampton/Bideford. Continue for approximately ½ mile and take the left hand turning signposted Stibb which leads into Stamford Hill; whereupon Dolphin Cottage will be found as the first property on your left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.



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