



Bond
Oxborough
Phillips

Changing Lifestyles

21 St. Peters Road
Stratton
Bude
Cornwall
EX23 9BD

Asking Price: £249,500 Freehold




Changing Lifestyles

01288 355 066
bude@boproperty.com

21 St. Peters Road, Stratton, Bude, Cornwall, EX23 9BD

- 3 BEDROOMS
- END TERRACE
- SPACIOUS AND VERSATILE ACCOMMODATION
- CONSERVATORY
- GENEROUS GARDENS
- WELL SUITED FOR FIRST TIME BUYERS OR AS AN INVESTMENT PURCHASE
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: C
- COUNCIL TAX BAND: B



A spacious 3 bedroom end terrace house suiting as a comfortable family home and benefiting from the distinct advantage of gas fired central heating and double glazed windows throughout. Level front and generous enclosed side and rear lawn gardens with terraced patio seating area. Available with no onward chain.



The property enjoys a convenient location within this characterful 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.



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Entrance Hall - Stairs leading to first floor landing.

Kitchen/Breakfast Room - 13'11" (4.24) (Max) x 13'5" (4.1) (Max)

A useful range of base and wall mounted cupboard units with extensive worksurfaces incorporating single drainer sink unit. Built in double oven with 4 ring gas hob. Recess and plumbing provided for washing machine and dishwasher. Space for under counter fridge. Ample space for breakfast table and chairs. Window to front elevation.

Lounge/Dining Room - 19'7" x 10'8" (5.97m x 3.25m)

A generous sized reception room with ample space for dining table and chairs. Sliding doors and door to Conservatory.

Conservatory - 19'11" (Max) x 7'10" (6.07m (Max) x 2.4m)

Double glazed French doors lead to the terraced seating area and rear garden.

WC - 4'2" x 2'10" (1.27m x 0.86m)

Wall hung corner wash hand basin, low flush WC and window to front elevation.

First Floor Landing - Built in airing cupboard.

Bedroom 1 - 11'11" x 11'3" (3.63m x 3.43m)

Double bedroom with window to rear elevation.

Bedroom 2 - 12'8" x 10'9" (3.86m x 3.28m)

Double bedroom with window to front elevation.

Bedroom 3 - 8'1" x 8' (2.46m x 2.44m)

Window to rear elevation.

Bathroom - 8'7" x 5'10" (2.62m x 1.78m)

Panel bath with electric 'Mira' shower over, wall hung wash hand basin with vanity unit, low flush WC, heated towel rail and window to front elevation.

Outside - The property enjoys a level front garden with access to the side leading to a further level garden being principally laid to lawn with a brick paved terraced seating area providing an ideal spot for al fresco dining.

Agents Note - The property is currently tenant occupied on a 6 month contract at £900 per calendar month which commenced March 2023.

Services - Mains gas, electric, water and drainage.

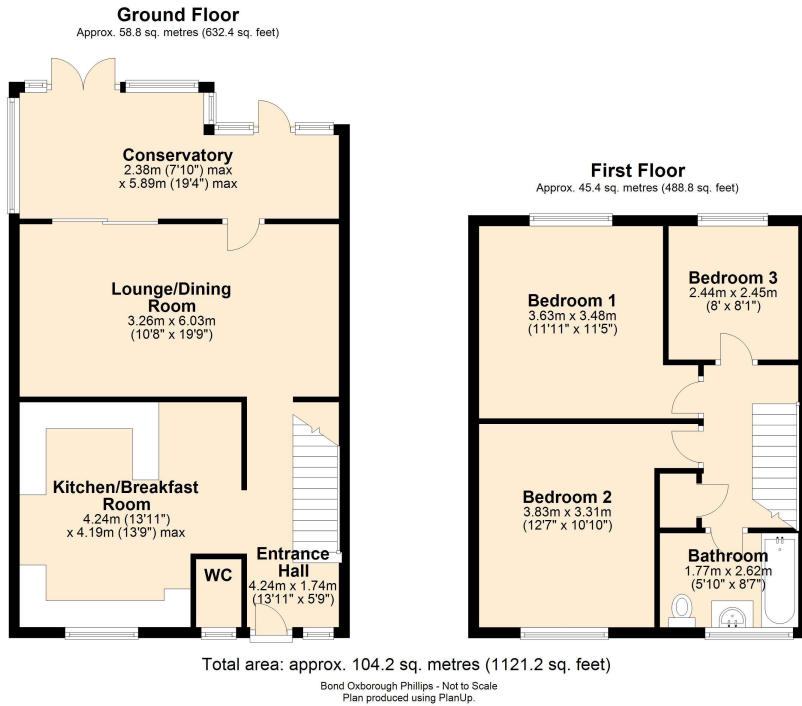
EPC - Rating C

Council Tax - Band B



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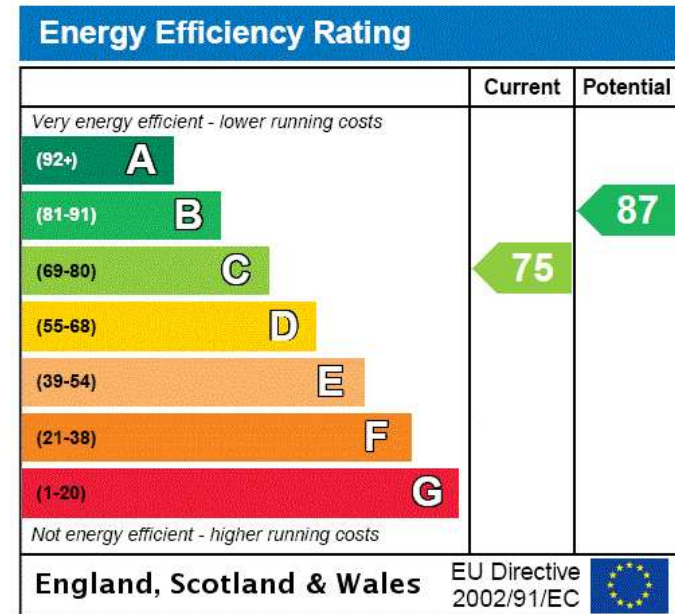


Have a property to sell or let?

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.



Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left, take the next right hand turning into St Andrew's Road. Proceed past St Michael's Road into the one way system and take the left hand turning into St Peter's Road. Continue along this road taking the next left and the pedestrian path leading to number 21 will be found on your right hand side just after the garage block.