



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Corner Gardens  
Stratton  
Cornwall  
EX23 9BT

**Asking Price: £150,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

2 Corner Gardens, Stratton, Cornwall, EX23 9BT

- CHARACTER COTTAGE
- 1 BEDROOM
- WELL PRESENTED THROUGHOUT
- OUTSIDE STORE
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- EPC: E
- COUNCIL TAX BAND: A



Situated within this highly sought after North Cornish village of Stratton, A rare opportunity to acquire a 1 bedroom character cottage offering well presented accommodation throughout. Ideally suiting first time buyers or those looking for investment. No onward chain.



The property enjoys a pleasant position in the centre of this attractive ancient market town supporting a useful range of local amenities and situated within easy access of the popular coastal resort of Bude with its extensive range of shopping, schooling and recreational facilities together with a 18 hole links Golf Course etc. Bude is famed for its many areas of outstanding natural beauty and popular bathing beaches lying within 5 miles of the property providing a whole host of watersports and leisure activities together with many breath taking cliff top coastal walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the post and market town of Bideford is some 28 miles lying in a north easterly direction and providing convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and provides a convenient link via the A30 to the cathedral city of Exeter etc.



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### **Lounge** - 13'6" x 10'3" (4.11m x 3.12m)

The lounge boasts from a wealth of character with flagstone flooring and feature fireplace which subject to necessary works could house a wood burning stove. Window to front elevation with window seat. Opening onto:

### **Kitchen** - 10'6" x 4'8" (3.2m x 1.42m)

The kitchen comprises of a range of base units with solid wooden worktops over incorporating a 4 ring electric hob. Slate drainer with Belfast style sink and mixer tap. Integrated oven, space for washing machine and under counter fridge. Under stairs storage cupboard. Window to rear elevation.

**First Floor** - Doors to bedroom and bathroom. Storage cupboard.

### **Bedroom 1** - 13'6" x 8'8" (4.11m x 2.64m)

Window to front elevation.

### **Bathroom** - 8'3" x 6'9" (2.51m x 2.06m)

The bathroom comprises of a low level WC, pedestal hand wash basin and enclosed panel bath with electric shower over. Heated towel rail. Frosted window to rear elevation. Cupboard housing immersion tank with further storage below.

**Outside** - Access via neighbouring courtyard to outside store. On street parking.

**Council Tax** - Band - A, subject to change.

**Services** - Mains electric water and drainage.

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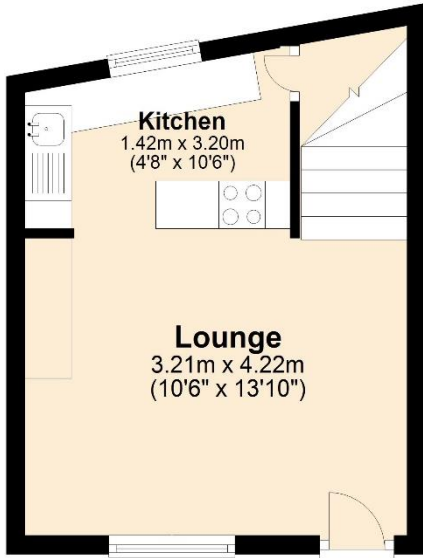
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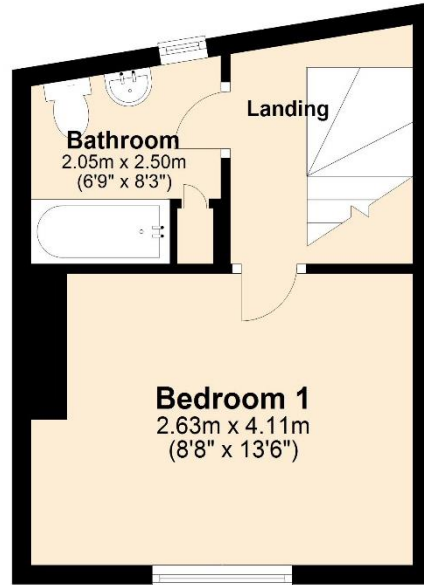
## Ground Floor

Approx. 20.6 sq. metres (221.7 sq. feet)



## First Floor

Approx. 22.1 sq. metres (237.4 sq. feet)



Total area: approx. 42.7 sq. metres (459.1 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

## Directions

From Bude town centre proceed out of the town along The Strand turning left at the mini roundabout towards Stratton. Upon reaching the A39 turn left signposted Bideford and take the right hand signposted Holsworthy on the A3072. Follow the road leading down into the village and after passing over the bridge the entrance into Corner Gardens will be found immediately on the left hand side whereupon number 2 will be found on the on the right hand side.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	