



Bond
Oxborough
Phillips

Changing Lifestyles

Waterloo Cottage
Spicers Lane
Stratton
Bude
Cornwall
EX23 9DR

Asking Price: £269,950 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Waterloo Cottage, Spicers Lane, Stratton, Bude, Cornwall, EX23 9DR



- 2/3 Bedrooms
- Terraced Character Cottage
- Courtyard Garden
- No Onward Chain
- Arranged Over Three Floors
- Close to Local Amenities
- Heart of Village Location
- Council Tax Band C
- EPC TBC



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Exciting opportunity to acquire this characterful 2/3 bedroom cottage arranged over 3 floors with pleasant courtyard garden. The cottage is located within the heart of this popular historic village, benefitting from being a walking distance from local amenities and a short drive to the coastal town of Bude and its local beaches. Available with no onward chain the property would be well suited for first time buyers or as an investment property. Council Tax Band C. EPC rating TBC.

Entrance Hall - Flag stone flooring with stairs leading to the first floor.

Kitchen - 12'7" x 10'6" Max (3.84m x 3.2m Max)
Extensive range of wooden units with wooden edged tiled top work surfaces over and tiled splashback. The Kitchen is fitted with a stainless steel circular sink unit with adjoining stainless steel circular drainer, mixer tap and built in oven with 4 ring gas hob over. Space and plumbing for dishwasher and washing machine with useful storage area beneath stairs. Characterful flagstone flooring and exposed beams. Window to front elevation and door leading to rear hallway.

Rear Hallway

Bathroom - 8'2" x 7'8" Max (2.5m x 2.34m Max)
Panel bath with electric shower unit, fitted wash hand basin. Flagstone flooring and frosted window to rear elevation.

WC - Low flush WC, flag stone slate flooring and window to rear elevation.

Sitting Room / Bedroom 3 - 11'10" x 8'1" (3.6m x 2.46m)
Featuring exposed beams and useful storage alcoves. This room houses the gas fired room heater with back boiler. Window to front elevation.

First Floor - Doors leading to two further bedrooms and stairs to second floor.

Bedroom 1 - 12' x 11'5" (3.66m x 3.48m)
Built in cupboard over stairs, wash hand basin and window to front elevation.

Bedroom 2 - 12'1" x 8'3" (3.68m x 2.51m)
Built in cupboard and window to front elevation.

Second Floor

Living Room - 23'4" x 14'11" Max (7.1m x 4.55m Max)
Large triple aspect room with fireplace and vaulted ceilings exposing beams.

Outside - Situated at the front of the property is an enclosed walled courtyard area with seating area.

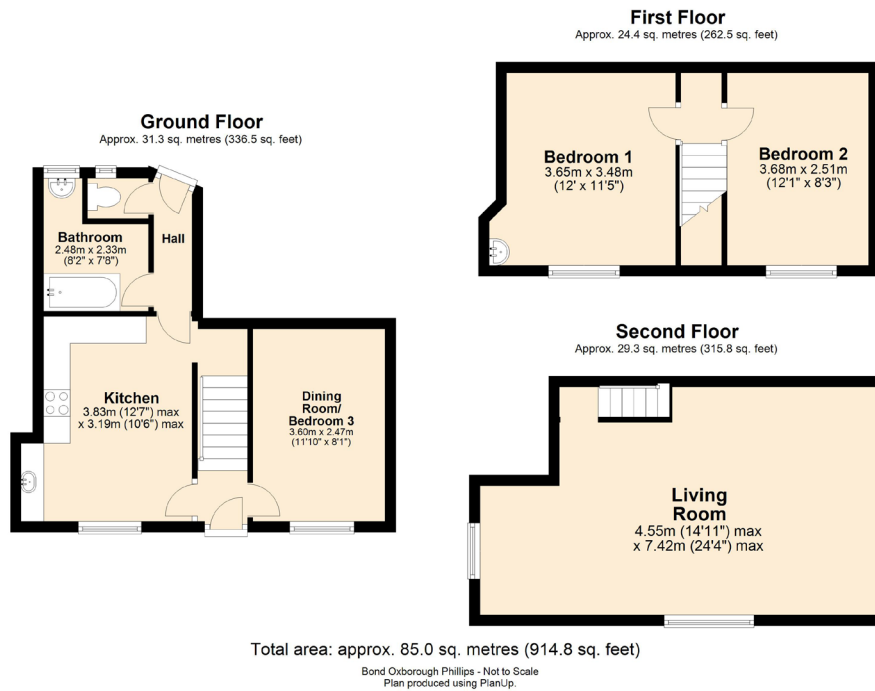
Services - Mains Gas, Electric and Drainage.

Council Tax - Band C

Agents Note - The property is subject to a flying freehold.

Situation

The former market town of Stratton itself supports a useful range of local amenities including traditional shop, public house, modern hospital, garage 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.



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 continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, round a right hand bend past the hospital on the right hand side, continue on this road round a left hand bend over the bridge and take the road up in front of you (to the left of the Kings Arms Public House). Continue up Fore Street and take the right hand turning into Church Street whereupon Waterloo Cottage will be found a short distance on your right hand side on the junction into Spicers Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	