



Chyandour
5 Bay Tree Mews
Stratton
Bude
EX23 9FD

Offers in the region of: £330,000
Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Chyandour, 5 Bay Tree Mews, Stratton, Bude, EX23 9FD



- 3 BEDROOMS (1 ENSUITE)
- SEMI DETACHED
- VILLAGE LOCATION
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- UNDERFLOOR HEATING
- LEVEL GARDENS
- RIVER FRONTAGE ONTO THE RIVER NEET
- ALLOCATED PARKING FOR 3 VEHICLES
- WALKING DISTANCE OF LOCAL AMENITIES
- EPC: B
- COUNCIL TAX BAND: B



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An opportunity to acquire this 3 bedroom (1 en suite) semi detached house in a small cul-de-sac located within this most desirable village steeped in history within walking distance of local amenities. Offering generous accommodation inside with underfloor heating on the ground floor, level rear gardens, frontage onto the River Neet, Double glazed windows and doors throughout, an early appointment is highly recommended to avoid disappointment. Allocated parking area for 3 vehicles. EPC B. Council Tax Band B.

Bay Tree Mews occupies a sought after position within this self contained rural village of Stratton, only a short distance away from it's useful local amenities which include places of worship, public houses, hospital and medical centre, etc. The adjoining popular coastal town of Bude offers a wider range of shopping, schooling and recreational facilities as well as being famed for it's many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford is some 26 miles in a Northerly direction providing access on to the A39 North Devon link road, which connects, in turn, to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - Staircase to first floor.

Kitchen - A fitted range of base and wall mounted units with work surfaces over incorporating ceramic 1 1/2 sink drainer unit with fitted waste disposal, 4 ring gas hob with extractor hood over and built in double oven. Space for American style fridge freezer, plumbing and recess for washing machine and tumble dryer, integrated dishwasher. Window to front elevation, sliding doors leading to:

Lounge/Diner - A light and airy reception room with window and door to rear elevation. Ample space for dining room table and chairs.

WC - Vanity unit with inset wash hand basin and low flush WC.

First Floor Landing - Built in storage cupboard.

Bedroom 1 - Double bedroom with built in wardrobe. Window to rear elevation.

Ensuite Shower Room - Walk in enclosed double shower, low flush WC and vanity unit with inset wash hand basin. Window to rear elevation.

Bedroom 2 - Double bedroom with window to front elevation.

Bedroom 3 - Built in cupboard. Window to front elevation.

Bathroom - Enclosed panel spa bath, low flush WC, vanity unit with wash hand basin, heated towel rail and window to side elevation.

Outside - Level rear gardens fronting onto the River Neet, allocated parking for three vehicles.

EPC - Rating B

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.

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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 just before the bridge the entrance to Bay Tree Mews will be found on the left hand side.

