



Bond
Oxborough
Phillips

Changing Lifestyles

Jasmine Cottage
Spicers Lane
Stratton
Bude
Cornwall
EX23 9DR

Asking Price: £175,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

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



- 2 BEDROOMS
- SEMI DETACHED CHARACTER COTTAGE
- REQUIRING MODERNISATION THROUGHOUT
- WALKING DISTANCE TO LOCAL SHOP AND PUBS
- SHORT DRIVE FROM POPULAR COASTAL TOWN OF BUDE
- AVAILABLE WITH NO ONWARD CHAIN
- WELL SUITED FOR FIRST TIME BUYERS OR AS A SECOND HOME/HOLIDAY LET
- EPC: E
- COUNCIL TAX BAND: C



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An exciting opportunity to acquire this 2 bedroom semi detached character cottage requiring modernisation throughout and boasting many character features. The cottage is located within the heart of this popular historic village, within walking distance from local amenities and a short drive to the coastal town of Bude and its popular local beaches. Available with no onward chain the property would be well suited for first time buyers or as a second home/holiday let. EPC rating E. Council Tax Band C.

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.

Living Room - 15'2" (4.62) (Max) x 12'4" (3.76) (Max)

Feature open fireplace, window seat with window to front elevation. Staircase leading to first floor.

Kitchen - 12'11" x 7'3" (Max) (3.94m x 2.2m (Max))

A range of base mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, 4 ring gas hob over, space and plumbing for washing machine. Dual aspect windows to front and side elevation.

First Floor Landing

Bedroom 1 - 12'8" (3.86) (Max) x 12'4" (3.76) (Max)

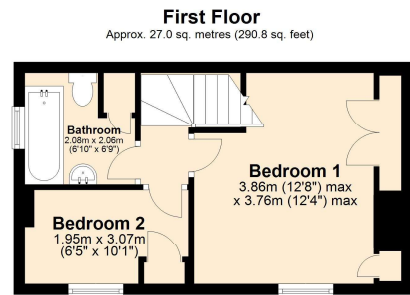
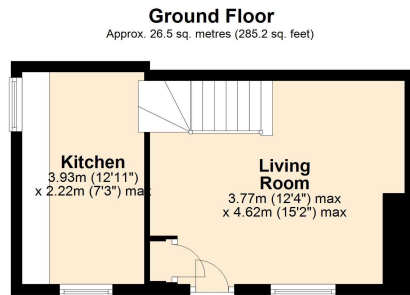
Generous double bedroom with built in wardrobe/cupboards and window to front elevation.

Bedroom 2 - 10'1" x 6'5" (3.07m x 1.96m)

Built in cupboard and window to front elevation.

Bathroom - 6'10" x 6'9" (2.08m x 2.06m)

Panel bath with mixer tap and electric shower over, pedestal wash hand basin, low flush WC, built in airing cupboard housing hot water cylinder.



Total area: approx. 53.5 sq. metres (575.9 sq. feet)
Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 and proceed down into the centre of Stratton passing The King Arms. After passing the bus stop on the left, take the left hand turning into Howells Road which continues into Spicers Lane and follow this road up the hill whereupon Jasmine Cottage will be found within a short distance on the 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	