



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 2 Grenville House  
Fore Street  
Stratton  
Bude  
Cornwall  
EX23 9DA

**Asking Price: £165,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



Flat 2 Grenville House, Fore Street, Stratton, Bude, Cornwall, EX23 9DA



- 2 BEDROOM.
- FIRST FLOOR APARTMENT.
- CENTRAL STRATTON LOCATON.
- GAS CENTRAL HEATING.
- IDEAL INVESTMENT OR FIRST TIME BUYER OPPORTUNITY.
- EPC RATING C.
- COUNCIL TAX BAND A.



**Occupying a convenient and central location in this historic market town, a spacious 2 bedroom first floor flat offering well proportioned accommodation, character throughout and benefiting from the distinct advantage of gas fired central heating, ideally suiting those looking for investment whilst equally appealing to first time buyers. EPC C. Council Tax Band A.**



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**Communal Entrance** - Staircase leading to first floor.

**Hall** - Doors to kitchen, living room, bedrooms and shower room.

**Kitchen** - 9'11" (3.02) x 11'11" (3.63) (MAX)

Fitted kitchen comprising an arranged of base and wall mounted cupboard units and work surfaces over incorporating a single stainless steel drainer sink with modern mixer taps. Integrated cooker with 4 ring hob and extractor hood over. Recess for undercounter fridge. Window the rear elevations.

**Lounge** - 22'2" x 14'4" (6.76m x 4.37m)

Window to side elevation and feature fireplace with wooden surround providing space for a gas or electric fire.

**Shower Room**- 8'2" x 4'1" (2.5m x 1.24m)

Enclosed shower cubicle with electric shower over, closed coupled W.C, wash hand basin.

**Bedroom 1** - 9'6" x 15'5" (2.9m x 4.7m)

Double bedroom with window to front elevation.

**Bedroom 2** - 9' x 12'2" (2.74m x 3.7m)

Window to front elevation.

**EPC Rating** - C

**Council Tax Band** - A

**Tenure** - The apartment is sold with leasehold and will retain 1/3 share of freehold for the premises.

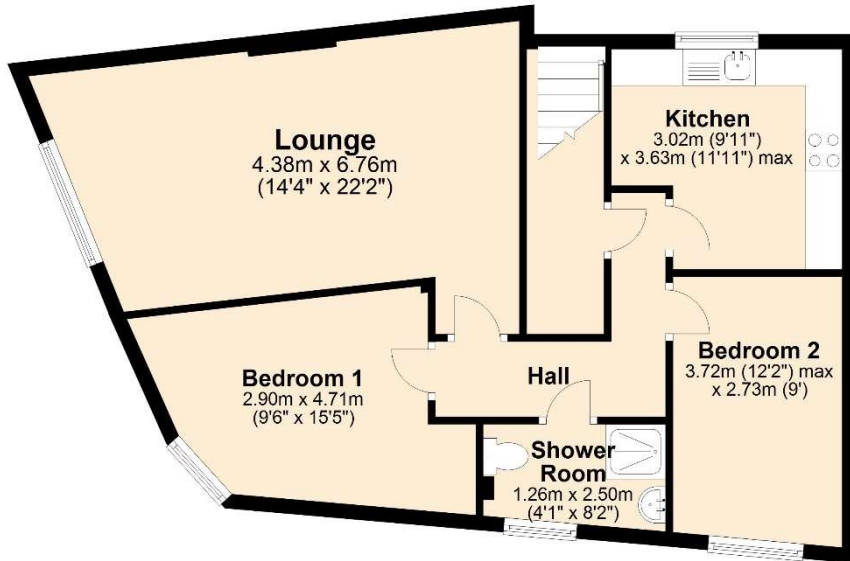
Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		

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.



**Ground Floor**

Approx. 65.1 sq. metres (700.5 sq. feet)



Total area: approx. 65.1 sq. metres (700.5 sq. feet)

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

**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 whereupon the flat will be found on the corner of church street.

**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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	