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Oxborough
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Changing Lifestyles

45 Ward Close
Stratton
Bude
Cornwall
EX23 9BB

Asking Price: £275,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

45 Ward Close, Stratton, Bude, Cornwall, EX23 9BB



- 3 BEDROOM
- END TERRACE HOUSE
- REQUIRING SOME MODERNISATION
- GENEROUS REAR AND SIDE GARDEN
- OFF ROAD PARKING
- GARAGE
- BASEMENT
- NO ONWARD CHAIN
- EPC: TBC
- COUNCIL TAX BAND: C



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Enjoying a convenient location within this sought after and historical ancient town, an opportunity to acquire this 3 bedroom end terrace house requiring some modernisation available with no onward chain. Off road parking and garage with access to the side leading to the generous rear and side garden. Ideally suiting those looking for investment or for first time buyers whilst equally appealing as a comfortable family home. EPC TBC. Council Tax Band C.

The former market town of Stratton itself supports a useful range of local amenities including traditional shops, 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.

Entrance Porch - 7'3" x 6'4" (2.2m x 1.93m)
Window to front elevation.

Entrance Hall - Staircase leading to first floor landing.

Kitchen - 12'7" x 9'4" (3.84m x 2.84m)
A fitted range of base and wall mounted units with work surfaces over incorporating 1 1/2 sink drainer unit with mixer tap, 4 ring ceramic hob and built in oven. Under counter space for fridge and freezer. Window to front elevation.

Living Room - 16'11" x 12 (5.16m x 12)
A light and airy reception room with large window to rear elevation overlooking the rear gardens. Patio door leading to external staircase.

First Floor Landing

Bedroom 1 - 12'7" x 9'5" (3.84m x 2.87m)
Double bedroom with window to front elevation.

Bedroom 2 - 11'11" x 9'6" (3.63m x 2.9m)
Double bedroom with window to rear elevation.

Bedroom 3 - 8'7" x 7' (2.62m x 2.13m)
Window to rear elevation.

Bathroom - 8'4" x 7' (2.54m x 2.13m)
Panel bath with mixer taps, pedestal wash hand basin, low flush WC, obscure glazed window to front elevation. Built in airing cupboard housing wall mounted combi gas boiler.

Outside - To the front of the property there is a low maintenance garden with mature hedging providing privacy and an off road parking space for 1 vehicle providing access to the garage. Steps to the side of the residence leads to a tiered garden area with lawn and a variety of mature shrubs, trees and plants as well as two very useful large sheds. Pedestrian gate leads into the large enclosed rear garden laid principally to lawn with steps leading to the living room and access underneath the staircase to the basement storage area.

Garage - 16'6" x 8'2" (5.03m x 2.5m)
Up and over vehicle entrance door. Power, light and water connected with plumbing and space for a washing machine. Window to rear elevation.

Council Tax - Band C.

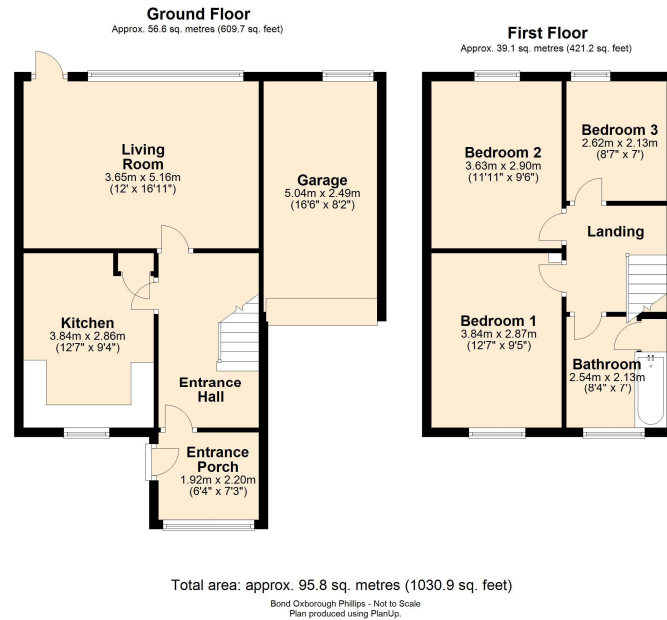
EPC - Rating TBC.

Services - Mains water, drainage, electricity and gas.



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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.

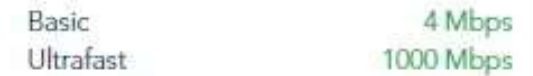
We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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.

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.

Mobile Coverage



Broadband



Directions

From Bude town centre proceed out of the town along the Stratton Road and upon reaching the A39 turn left signposted Bideford. Continue for approx. ¼ mile and take the right hand turning onto the A3072 towards Holsworthy and immediately right again into Ward Close whereupon number 45 will be found within a short distance on the left hand side.