



Bond
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Changing Lifestyles

Tugella Cottage
Maiden Street
Stratton
Bude
Cornwall
EX23 9DQ

Asking Price: £299,500 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Tugella Cottage, Maiden Street, Stratton, Bude, Cornwall, EX23 9DQ



- AVAILABLE WITH NO ONWARD CHAIN
- 2 BEDROOM DETACHED COTTAGE
- WELL PRESENTED ACCOMMODATION
- TUCKED AWAY LOCATION
- OFF ROAD PARKING
- GENEROUS LAWN GARDENS
- WALKING DISTANCE OF LOCAL AMENITIES
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: D
- Council Tax Band: TBA



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Tugella Cottage, Maiden Street, Stratton, Bude, Cornwall, EX23 9DQ

Available with no onward chain, a well presented 2 bedroom detached cottage occupying a tucked away position in the heart of this historic market town. The residence offers a fantastic blend of character and modern features throughout, with gas fired central heating and is located within walking distance of local amenities. Off road parking and generous gardens. Virtual tour available upon request. EPC D. Council Tax Band TBA.

Tugella Cottage 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 Golf Course. 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 walk. The bustling market town of Holsworthy lies some 10 miles inland whilst the 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.

Entrance Hall - Useful built in storage cupboard.

Kitchen - 9'9" x 9' (2.97m x 2.74m)

A modern fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, 4 ring electric hob with extractor hood over, built in hotpoint oven. Space for under counter fridge and freezer. Space and plumbing for washing machine and dishwasher. Window to front elevation.

Lounge/Dining Room - 15'6" x 12'7" (4.72m x 3.84m)
Dual aspect reception room with ample space for dining table and chairs. Staircase leading to first floor.

First Floor Landing

Bedroom 1 - 10'2" x 9'11" (3.1m x 3.02m)

Double bedroom with built in wardrobes and window to front elevation.

Bedroom 2 - 9' x 7'9" (2.74m x 2.36m)

Double bedroom with built in wardrobe and over stair storage cupboard. Window to rear elevation.

Bathroom - 7'3" x 5'9" (2.2m x 1.75m)

Panel enclosed bath with mains fed shower over, low flush WC, vanity unit with wash hand basin and opaque glazed window to side elevation.

Outside - Approached via a gated lane which opens into an area used for off road parking with the main gardens comprising a lawn area set to the side of the property, with mature trees and hard standing area providing an ideal spot for al fresco dining. Path leads to a rear patio area with a storage shed.

Agents Note - 1 neighbour has a right of access to a garage but no right to park outside and there are 3 cottages with a pedestrian right to go through the gate and use a rear path. These rights only exist to the very front of the property, near the entrance gate.

Services - Mains water, electric, drainage and gas

Council Tax - Currently operated as a holiday let hence on business rates. Cornwall Council will apply a tax band if used as a residential dwelling.

EPC - Rating D.

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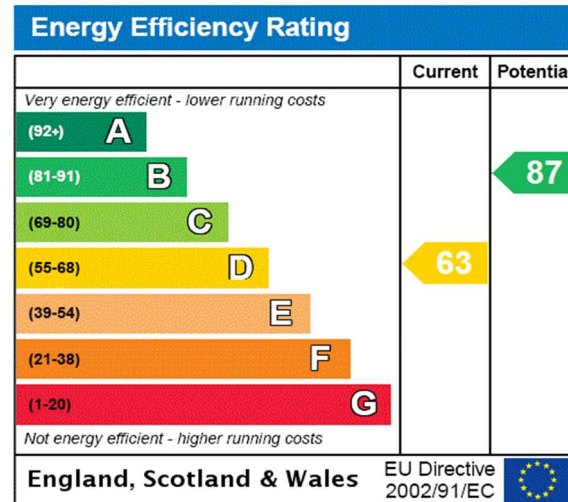


Have a property to sell or let?

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	
EE ●	Basic	6 Mbps
Vodafone ●	Ultrafast	1000 Mbps
Three ●		
O2 ●		
Satellite / Fibre TV Availability		
BT	✓	
Sky	✓	
Virgin	✗	

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, around the right hand bend past the hospital on the right hand side, continue on this road around 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). Follow this road up passing the Tree Inn and the General Stores on the left whereupon after a short distance the lane leading to Tugella will be found on the left hand side near the telephone box.