



Bond
Oxborough
Phillips

Changing Lifestyles

31 St. Martins Road
Stratton
Bude
Cornwall
EX23 9DX

Asking Price: £225,000 Freehold



Changing Lifestyles

01288 355 066
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31 St. Martins Road, Stratton, Bude, Cornwall, EX23 9DX



- MID-TERRACE HOUSE
- 2 BEDROOMS
- RARE OPPORTUNITY
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- FAR REACHING COUNTRYSIDE VIEWS
- EPC RATING - TBC
- COUNCIL TAX BAND - B



An opportunity to acquire this 2 bedroom, mid-terrace home enjoying superb views to the rear and situated in a convenient location with easy access to the popular coastal town of Bude, The property offers versatile accommodation throughout and benefits from gas fired central heating complemented by double glazed windows. Enclosed rear garden with far reaching countryside views and driveway providing off road parking.



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The property enjoys a convenient location within this characterful ancient market town supporting a useful range of local amenities including General Stores, Post Office, Public Houses, Take Away, Places Of Worship, Hospital, Medical Centre etc. The adjacent town of Bude offers a wider 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 providing a whole host of watersports and leisure activities together with breathtaking cliff top and coastal walks. The bustling market town of Holsworthy is some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Porch - 4'11" x 3'10" (1.5m x 1.17m)

Window to front elevation. Opening onto;

Entrance Hall - Stairs to first floor landing. Door to Kitchen/diner and lounge.

Kitchen/Diner - 12'9" x 10'4" (3.89m x 3.15m)

The kitchen comprises a range of base and wall units with laminate roll edge work tops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker with extractor hood over,

fridge/freezer, dishwasher and washing machine. Window to the front elevation. Ample space for a dining table. Opening onto;

Lounge - 16'5" x 8'8" (5m x 2.64m)

Window and patio doors to the rear elevation and leading onto a raised decked area.

First Floor Landing - Doors to bedrooms and bathroom.

Bedroom 1 - 12'11" x 9'10" (3.94m x 3m)

Window to front elevation. Large built in wardrobe and over stairs storage.

Bedroom 2 - 9'2" x 9'1" (2.8m x 2.77m)

Window to the rear elevation with far reaching countryside views.

Bathroom - 6'11" x 5'5" (2.1m x 1.65m)

Comprising an enclosed panel bath with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to the rear elevation. Heated towel rail.

Basement - 16'5" x 8'7" (5m x 2.62m)

Accessed via a pedestrian door from the garden the basement office ample storage space with light and power connected.

Outside - To the front of the property is a gravelled driveway providing off street parking. To the rear of the property is an enclosed garden with raised deck area enjoying views of the nearby countryside. Stairs leading down from the raised decked area to an enclosed garden which is mainly laid with gravel and provides access to basement and pedestrian gate to the rear access pathway.

Services - Mains electric, water, drainage and gas.

EPC Rating - TBC

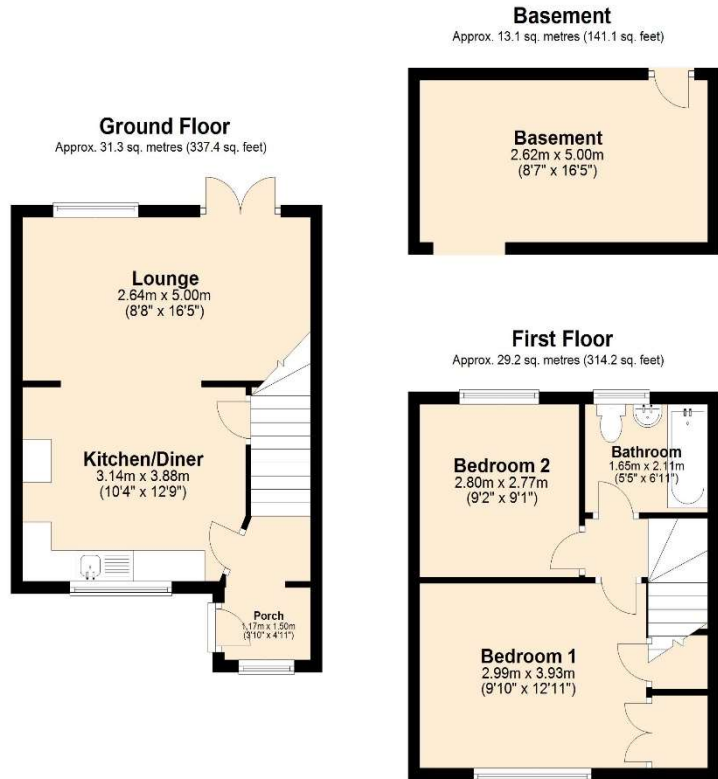
Council Tax Band - B



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Total area: approx. 73.6 sq. metres (792.7 sq. feet)

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

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left, take the next right hand turning into St Andrew's Road. Proceed down St Andrews road and take the left hand turning into St Olaf's road. At the bottom of St Olaf's road take the right hand turn onto St Martins Road and after a short distance the property will be found on your 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.



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