



Bond
Oxborough
Phillips

Changing Lifestyles

St. Merryn
Stratton Road
Bude
Cornwall
EX23 8AQ

Asking Price: £375,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

St. Merryn, Stratton Road, Bude, Cornwall, EX23 8AQ



- 6 BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED DORMER BUNGALOW
- REQUIRING MODERNISATION
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- AMPLE OFF ROAD PARKING
- ATTACHED GARAGE
- NO ONWARD CHAIN
- EPC RATING - E
- COUNCIL TAX BAND - D



An exciting opportunity to acquire this spacious 6 bedroom, 2 reception detached dormer bungalow situated within a short walk to the town centre and local beaches. The residence would benefit from modernisation throughout and offers versatile and spacious accommodation with off road parking, front and rear gardens, garage and gas central heating. Viewings highly recommended.



Changing Lifestyles

01288 355 066
bude@boproperty.com

St. Merryn, Stratton Road, Bude, Cornwall, EX23 8AQ

St Merryn enjoys a convenient location situated within walking distance of the centre of this popular coastal town which supports a useful and comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline and is famed for its many areas of outstanding natural beauty and popular bathing beaches, with the local sandy bathing beaches providing a whole host of water sports and leisure activities. The bustling market town of Holsworthy lies some 10 miles inland and 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 network. The cathedral city of Exeter with its intercity railway network, airport and motorway links is some 50 miles.

Entrance Hall - Spacious entrance hall with window to the front elevation. Doors to lounge, kitchen, dining room, bedrooms one to three, shower room, WC and store. Storage/airing cupboard.

Kitchen - 12'5" x 9'11" (3.78m x 3.02m)

Comprising a range of base and wall units with laminate roll edge worktops over incorporating a stainless sink/drain unit with mixer tap. Space for freestanding cooker and fridge/freezer. A further base unit houses a gas fired boiler. Storage cupboard. Window to the rear elevation overlooking the garden. Doors to rear porch and main entrance hall.

Lounge - 16' x 12' (4.88m x 3.66m)

Benefitting from a double aspect with a large bay window to the rear elevation overlooking the garden and a further window to the side elevation. Feature fireplace with tiled surround which subject to necessary works could be made back into a working fireplace.

Dining Room - 10'10" x 9'1" (3.3m x 2.77m)

Internal frosted window looking over the entrance hall. Upvc patio doors leading to the conservatory.

Conservatory - 9'8" x 8'1" (2.95m x 2.46m)

Windows to both sides and patio doors to the rear elevation enjoying views over the garden.

Rear Porch - Upvc rear entrance door. Doors to garage, utility, WC and store. Further storage cupboard.

Utility - 6'3" x 6'3" (1.9m x 1.9m)

Window to the rear elevation and door leading onto the garden. Two Belfast sinks with mixer taps. Laminate roll edge worktops with space and plumbing under for washing machine and tumble dryer.

WC - 6'3" x 2'6" (1.9m x 0.76m)

Frosted window to the rear elevation. Low level WC.

Store - 10'4" x 3'4" (3.15m x 1.02m)

Window to the side elevation and door leading into the garden.

Bedroom 1 - 12'9" x 12' (3.89m x 3.66m)

Large bay window to the front elevation and a further window to the side elevation. Built in wardrobes. Further storage cupboard with corner hand wash basin over.

Bedroom 2 - 11'11" x 11'5" (3.63m x 3.48m)

Large bay window to the front elevation and a further window to the side elevation. Built in wardrobes. Further storage cupboard with hand wash basin over.

Bedroom 3 - 11'11" x 9'1" (3.63m x 2.77m)

Window to the side elevation. Built in wardrobes. Further storage cupboard with hand wash basin over.

Shower Room - 8'6" x 5'6" (2.6m x 1.68m)

Comprising a large enclosed shower cubicle with mains fed shower over and vanity unit with hand wash basin. Frosted window to the side elevation. Extractor fan.

WC - 5'5" x 2'8" (1.65m x 0.81m)

Frosted window to the side elevation. Low level WC.

Store - 6'7" x 3'5" (2m x 1.04m)

Ample shelving throughout. Electric fuse board.

Changing Lifestyles

First Floor Landing - Doors to bedrooms four to six and shower room.

Bedroom 4 - 11'9" x 18'3" (3.58m x 5.56m)

Window to the side elevation benefitting from distant sea views. Storage cupboard. Door to eaves storage.

Bedroom 5 - 10'6" x 10'2" (3.2m x 3.1m)

Window to the rear elevation. Door to eaves storage.

Bedroom 6 - 8'4" x 8'4" (2.54m x 2.54m)

Velux window to the side elevation.

Shower Room - 6'5" x 4'5" (1.96m x 1.35m)

Comprising an enclosed shower cubicle with mains fed shower over and vanity unit with low level WC and hand wash basin over. Velux window to the side elevation.

Garage - 16'11" x 10' (5.16m x 3.05m)

Windows to both side elevations and up and over garage door to the front elevation. Loft hatch. Storage cupboard.

Outside - The property is approached via a private driveway providing off road parking for several cars and access to garage. The front garden is mainly laid to lawn with mature hedges and stone wall bordering. Access to the rear garden can be gained via both sides of the property. The rear garden is mainly laid to lawn with a large patio perfect for al fresco dining and benefits from a range of mature shrubs and hedges to the side and rear making for a private and south-facing garden.

Services - Mains electric, water gas and drainage.

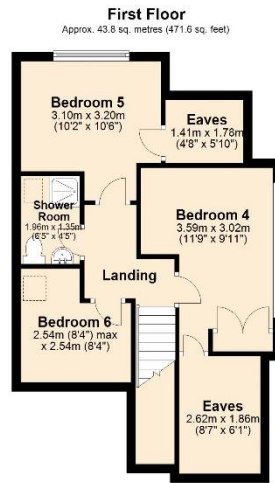
EPC Rating - E

Council Tax Band - D

Changing Lifestyles

01288 355 066
bude@boproperty.com

St. Merryn, Stratton Road, Bude, Cornwall, EX23 8AQ

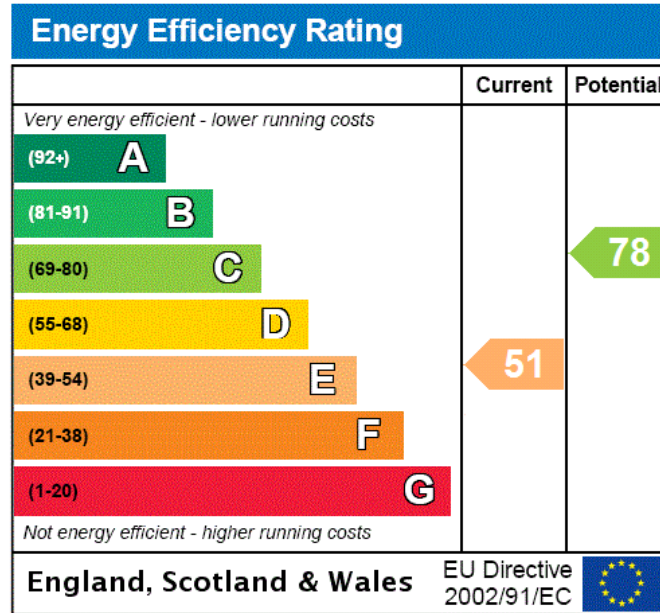


Have a property to sell or let?

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.



Directions

From Bude town centre proceed out of the town towards Stratton passing the roundabout at Morrison's supermarket and into Coast View, continue along this road for a short distance whereupon number the property can be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

Changing Lifestyles

01288 355 066
bude@boproperty.com