



Bond
Oxborough
Phillips

Changing Lifestyles

5 Howells Cottages
Spicers Lane
Stratton
Bude
EX23 9DS

Asking Price: £235,000

Freehold



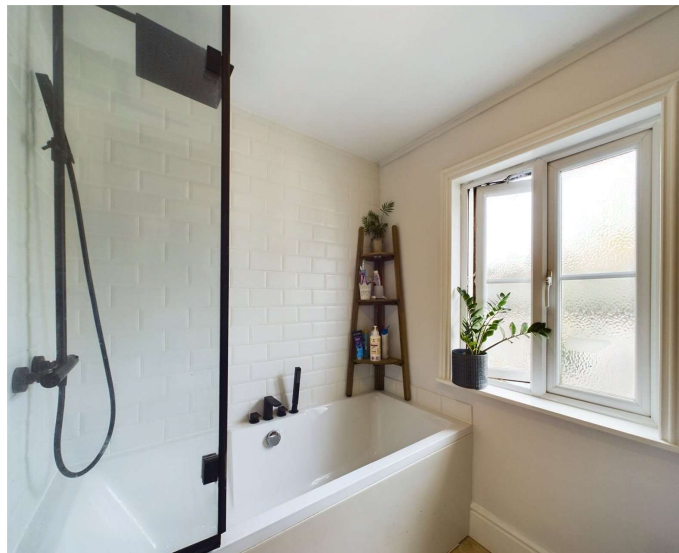
Changing Lifestyles

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5 Howells Cottages, Spicers Lane, Stratton, Bude, EX23 9DS



- 2 BEDROOM
- TERRACED CHARACTER COTTAGE
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- REAR ENCLOSED GARDENS
- GAS CENTRAL HEATING
- WALKING DISTANCE TO LOCAL AMENITIES
- WELL SUITED FOR INVESTORS OR FIRST TIME BUYER



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An opportunity to acquire this superbly presented 2 bedroom terraced character property in this very sought after village location. The property offers versatile accommodation throughout complemented by gas fired central heating and double glazed windows. Attractive front and rear enclosed gardens. Internal viewing recommended. Ideally suiting those looking for investment or first time buyers. EPC Rating C

5 Howells Cottages enjoys a pleasant location in Spicers Lane which is situated in the centre of this characterful and 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.

Kitchen - 15'9" x 6' (4.8m x 1.83m)

A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating a composite 1 ½ sink drainer unit with mixer taps, 4 ring Zanussi induction hob with extractor hood over. Built in Zanussi oven. Integrated fridge-freezer and dishwasher. Space and plumbing for washing machine. Windows to front elevation.

Living Room - 15'8" x 12'4" (4.78m x 3.76m)

A superbly presented light and airy room with fireplace housing log burner, French double glazed doors opening out onto the rear gardens. Under stairs cupboard. Stairs leading to:

First Floor landing

Bedroom 1 - 15'8" (Max) x 9'1" (4.78m (Max) x 2.77m)

Double bedroom with window to rear elevation. Feature fireplace.

Bedroom 2 - 9'1" x 8'1" (2.77m x 2.46m)

Window to front elevation. Built in cupboard housing gas fired combi boiler.

Bathroom - 7'2" x 5'11" (2.18m x 1.8m)

A fitted bathroom suite comprising a enclosed panelled bath with a power shower over and fitted shower screen. Concealed cistern WC and wash hand basin with vanity unit. Window to rear elevation.

Outside - The property is approached via a pedestrian gate through its own front garden which is laid to gravel. The rear enclosed gardens comprise of a timber decked area providing an ideal spot for alfresco dining, with a central lawn focal point bordered by a variety of plants and flowers.

Services - Mains Gas, electricity, water and drainage.

EPC - Rating C.

Council Tax Band - B.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Ultrafast

4 Mbps
1000 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗



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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.

Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 and proceed down into the centre of Stratton passing The King Arms. After passing the bus stop on the left, take the left hand turning into Howells Road which continues into Spicers Lane and the property will be found within a short distance on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

