



Bond
Oxborough
Phillips

Changing Lifestyles

An Garth
Stratton Road
Bude
Cornwall
EX23 8AQ

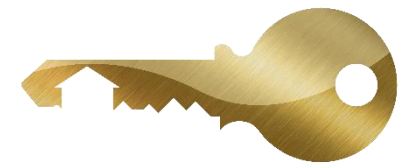
Asking Price: £725,000



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- 3 BEDROOM MAIN HOUSE
- 2/3 BEDROOM ADJOINING ANNEX
- OFF ROAD PARKING
- EXTENSIVE AND WELL TENDED GARDENS
- PLEASANT AND CONVENIENT LOCATION
- WALKING DISTANCE OF LOCAL SCHOOLS AND AMENITIES
- GAS CENTRAL HEATING



An exciting opportunity to acquire this well presented 3 bedroom main house with an adjoining 2/3 bedroom annexe occupying a generous sized plot of 1/3 an acre and situated in this convenient location within walking distance to local amenities and primary/secondary schools. This timber frame property was built approximately 25 years ago by the current vendors, offering spacious and versatile accommodation throughout and benefiting from gas central heating, UPVC double glazing and extensive off road parking. EPC rating C. Council Tax band E.



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The 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 adjoining 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 bustling market town of Holsworthy is some 8 miles inland. 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.



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Entrance Hall - 13'4" x 13'7" (4.06m x 4.14m)

Light and airy room with opaque double glazed window to the front elevation. Airing cupboard.

Kitchen/Dining Room - 12' x 13'11" (3.66m x 4.24m)

Range of base mounted units with work surfaces over incorporating composite sink/drainers with mixer tap over. Built in dishwasher. Space for fridge-freezer. Walk in pantry. Ample space for dining table and chairs. Dual aspect windows to side and rear elevations. Door leading to:

Utility Room - 8'6" x 7'1" (2.6m x 2.16m)

Range of base mount units with work surfaces over incorporating a stainless steel sink/drainers with mixer tap over. Space and plumbing for under counter washing machine and tumble dryer. Door leading to rear enclosed gardens.

Study - 6'6" x 6'2" (1.98m x 1.88m)

Window to front elevation.

Living Room - 28'1" x 11'5" (8.56m x 3.48m)

A light and airy room comprising of a contemporary freestanding wood burner with feature slate back. Window to front elevation with sliding door leading to enclosed rear gardens.

Hallway - Doors leading to Bedroom 1 and Bathroom.

Window to rear elevation.

Bedroom 1 - 11'6" x 11'5" (3.5m x 3.48m)

Double bedroom with built in wardrobes. Window to rear elevation overlooking to the gardens.

Bathroom - 8'1" x 5'8" (2.46m x 1.73m)

Comprising an enclosed panel bath with mains fed mixer taps over, close coupled WC and vanity unit with inset wash hand basin.

Shower Room - 5'9" x 6'6" (1.75m x 1.98m)

Modern fitted suite comprising an enclosed shower cubicle with mains fed drench shower over, close coupled WC and vanity unit with inset wash hand basin. Heated towel rail. Opaque window to side elevation.

Bedroom 2 - 9'10" x 11'1" (3m x 3.38m)

Window to rear elevation

Bedroom 3 - 9'9" x 11'11" (2.97m x 3.63m)

Window to rear elevation.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic
Superfast
Ultrafast

10 Mbps
80 Mbps
1000 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

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Annexe

Open Plan Kitchen/ Dining/ Living Area - 18'6" x 17'8" (5.64m x 5.38m)

A fitted range of wall and base mounted units with work surfaces over incorporating stainless steel sink/drainers with mixer taps over. Built in dishwasher. Under counter space for fridge. Space and plumbing for under counter washing machine. Ample space for living suite and dining table and chairs. Doors leading to garden and parking area. Windows to rear and side elevations. Stairs leading to first floor landing.

Bedroom 3/ Snug - 9' x 6'4" (2.74m x 1.93m)

Window to side elevation.

First floor landing - Airing cupboard.

Bedroom 1 - 11'8" x 8'8" (3.56m x 2.64m)

Double bedroom with walk-in wardrobe. Window to side elevation.

Bedroom 2 - 8'8" x 7'6" (2.64m x 2.29m)

Window to side elevation.

Bathroom - 6'7" x 5'8" (2m x 1.73m)

Comprising an enclosed panel bath with mains fed shower over, close coupled WC and pedestal hand wash basin. Heated towel rail. Access to loft.

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Outside - To the front of the property there is a gravelled area with off street parking and large vehicle double gates leading to a gravel driveway providing further off street parking. The driveway sweeps around to the extensive beautifully landscaped gardens with a well-stocked variety of mature shrubs and flowers providing privacy. The generous plot is approximately 0.37 acres with slate pathways meandering throughout the large gardens which have been designed by the current owners to provide privacy and with various seating areas providing an ideal spot for al fresco dining. A plum slate chipping pathway leads to a further enclosed section of garden with a useful shed and a 1 berth static caravan. The adjoining annex comprises of its own brick paved off road parking space to the front with an enclosed separate low maintenance garden.

Services - Mains gas, electric and drainage

EPC Rating - C.

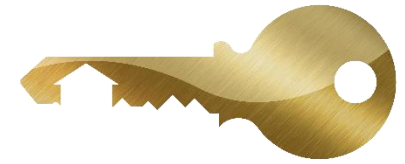
Council Tax Band - E.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude Town Centre proceed out of the town towards Stratton, after passing the comprehensive school and Morrisons supermarket continue into Coast View. After passing the last house in Coast View take the left hand turning onto a lane and proceed for a short distance whereupon An Garth will be found on your right hand side.

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.

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We are here to help you find and buy your new home...

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