

Flat 2
The Baytree
Bridge Street
Stratton
Bude
Cornwall
EX23 9BW

Asking Price: £160,000 Freehold



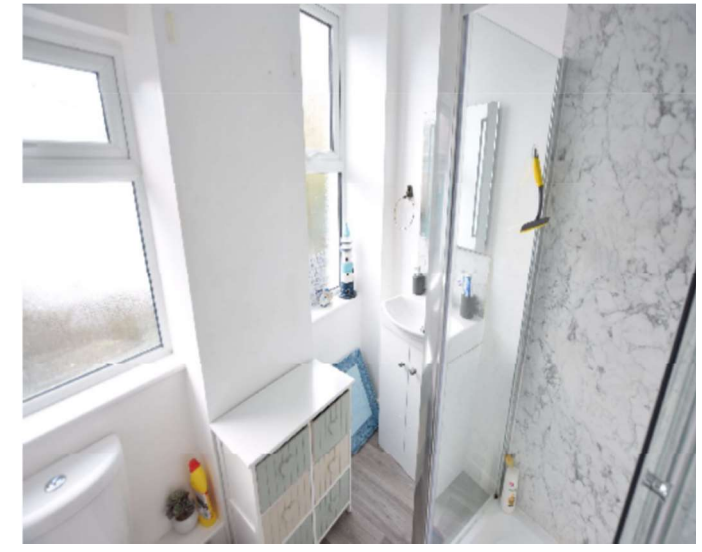
Changing Lifestyles

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bude@boproperty.com

Flat 2, The Baytree, Bridge Street, Stratton, Bude, Cornwall, EX23 9BW



- 2 BEDROOM
- FIRST FLOOR APARTMENT
- SUPERB VIEWS OVER THE RIVER NEET
- SHARE OF FREEHOLD WITH A REMAINDER OF A 999 YEAR LEASE GRANTED IN 2021
- WELL SUITED FOR FIRST TIME BUYER OR AS AN INVESTMENT PURCHASE
- WALKING DISTANCE OF PUBS AND LOCAL SHOP
- EPC: D
- COUNCIL TAX BAND: A



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An exciting opportunity to acquire this 2 bedroom first floor apartment with superb views over the River Neet. This charming residence offers contemporary living whilst retaining many of its character features and benefits from gas fired central heating, complemented by double glazed windows throughout. Well suited for first time buyers or as a second home/investment opportunity. EPC D. Council Tax Band A.

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

Communal Entrance Hall - Staircase providing access to the first and second floors with pleasant feature windows offering views over the River Neet.

Entrance Hall

Living Room - 13'5" x 12'1" (4.1m x 3.68m)

A light and airy reception area with large bay view window to front elevation enjoying views over the River Neet.

Kitchen - 8'7" x 6'3" (2.62m x 1.9m)

A modern fitted kitchen with a range of base and wall mounted units with inset stainless steel sink drainer unit with mixer taps, 4 ring electric hob with extractor over, built in oven, space and plumbing for washing machine. Dual aspect windows to front and side elevation overlooking the River Neet.

Bedroom 1 - 11'3" x 8'7" (3.43m x 2.62m)

Double bedroom with built in wardrobe and window to side elevation enjoying views over the River Neet with St Andrews Church visible.

Bedroom 2 - 10'9" x 10'1" (3.28m x 3.07m)

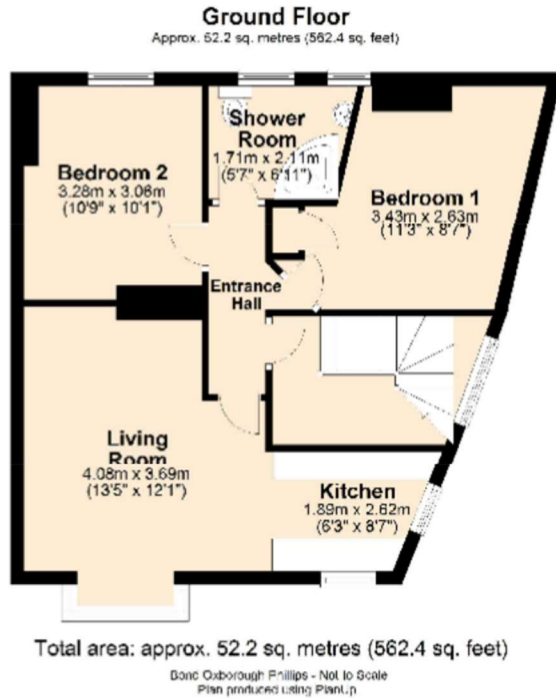
Double bedroom with window to rear elevation.

Shower Room - 6'11" x 5'7" (2.1m x 1.7m)

Enclosed shower cubicle with electric shower over, vanity unit with wash hand basin, low flush WC, windows to rear elevation.

Tenure - Remainder of a 999 year lease granted in 2021 with a 1/3 share of freehold for the property.





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 The Strand turning left at the mini roundabout towards Stratton. Upon reaching the A39 turn left signposted Bideford and take the right hand signposted Holsworthy on the A3072. Follow the road leading down into the village and just as you come to the bridge the pedestrian gate leading to the communal entrance for the building will be found on your left hand side.

