



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Penrhyn Lodge  
Hillhead  
Stratton  
Bude  
Cornwall  
EX23 9AB

**Asking Price: £200,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



# Penrhyn Lodge, Hillhead, Stratton, Bude, Cornwall, EX23 9AB



- 1 BEDROOM
- SEMI DETACHED BUNGALOW
- WELL PRESENTED
- HIGHLY INDIVIDUAL
- SHARED ENTRANCE DRIVEWAY
- OFF ROAD PARKING
- ENCLOSED GARDENS
- WELL SUITED FOR FIRST TIME BUYERS OR AS A SECOND HOME
- EPC: C
- COUNCIL TAX BAND: A



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An opportunity to acquire this well presented 1 bedroom semi detached bungalow located within easy reach of the town centre and local beaches. The residence occupies a tucked away position benefitting from the distinct advantage of double glazed windows complemented by gas fired central heating. Shared entrance driveway leads to an allocated off road parking area, with pedestrian access leading to the bungalow and its low enclosed gardens. Well suited for first time buyers/second home owners. EPC Rating C. Council Tax Band A

Penrhyn Lodge is situated within a short walk of Stratton a historic former market town which offers a particularly good range of amenities including health centre, school, places of worship, popular pubs etc. The North Cornish coast and Bude with its safe sandy surfing beaches is only some 2 miles distant. Bude offers a comprehensive range of amenities including golf course, indoor swimming pool complex, excellent range of shops, super markets etc. The market town of Holsworthy is some 8 miles distant, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 28 miles. The University and Cathedral City of Exeter with its inter-city rail and motorway links is some 50 miles. The port and market town of Bideford is some 24 miles and the regional North Devon centre of Barnstaple is some 34 miles. Launceston, Cornwall's ancient capital is some 19 miles.

**Entrance Hall** - Built in cupboard.

**Lounge/Diner** - 14'4" x 13'7" (4.37m x 4.14m)

An impressive room with vaulted ceiling, exposed beams and useful mezzanine storage area. Feature stone fireplace with slate hearth and fitted log burner. Double glazed French doors to the enclosed rear gardens. Feature windows to side elevation and fitted Velux windows.

**Kitchen** - 13'8" x 7'6" (4.17m x 2.29m)

A superb fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel 1 1/2 sink drainer unit with modern mixer tap, built in 4 ring Zanussi induction hob, built in oven, space and plumbing for washing machine and recess for tall fridge freezer. Window to rear elevation and opaque glazed window to side.

**Bedroom** - 11'10" x 9'3" (3.6m x 2.82m)

Double bedroom with window and useful built in wardrobes.

**Bathroom** - 12'9" x 5'10" (3.89m x 1.78m)

Enclosed panel bath with mixer taps and mains fed shower over, low flush WC, wall hung wash hand basin, heated towel rail. Built in cupboard housing wall mounted Worcester gas combi boiler.

**Outside** - The property is accessed via a shared entrance driveway leading to an allocated off road parking area and the pedestrian path that leads to the side of Penrhyn with a pedestrian gate into Penrhyn Lodge and its gardens. The gardens are deceptively spacious with a low maintenance gravel path leading to a lawn area adjoining the rear of the dwelling providing a private seating area ideal for al fresco dining.

**Services** - Mains electric, water, drainage and gas.

**Agents Note** - The property is subject to a flying freehold where the bedroom and bathroom is located.

**EPC** - Rating C

**Council Tax** - Band A

Mobile Coverage		Broadband	
EE	●	Basic	5 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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## Directions

From Bude town centre proceed out of the town along Stratton Road and upon reaching the roundabout at the A39 take the left hand turning sign posted Bideford and after a short distance the property will be found on the right hand side with a name plaque displaying Penrhyn. The pedestrian access to Penrhyn Lodge is located to the right hand side of the property.

