

Penrhyn Lodge Hillhead Stratton Bude Cornwall EX23 9AB

# Asking Price: £200,000 Freehold

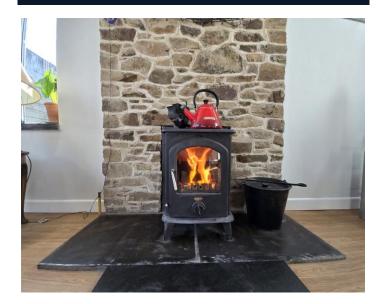


## Changing Lifestyles

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











## **Changing Lifestyles**



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An opportunity to acquire this well presented 1 bedroom Kitchen -  $13'8'' \times 7'6'' (4.17m \times 2.29m)$ semi detached bungalow located within easy reach of the A superb fitted kitchen comprising a range of base and wall 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 aardens. 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 Enclosed panel bath with mixer taps and mains fed shower 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.

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 alazed 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)

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.

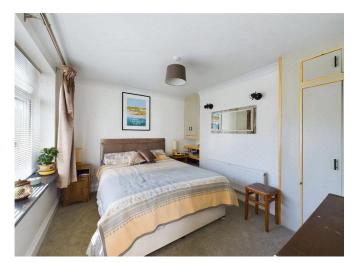
Services - Mains electric, water, drainage and gas.

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	Broadband	
EE Vodafone Three O2		Basic Superfast Ultrafast	5 Mbps 80 Mbps 1000 Mbps	
Satellite / Fibr	e TV Availability			
BT	~			
Sky	~			
Virgin	×			





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### Directions

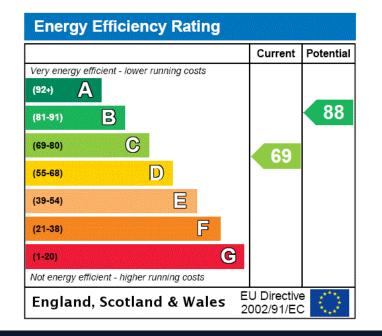
From Bude town centre proceed out of the town along Stratton Road and upon reaching the roundabout at the A39 take the left hand turning sign posted Bideford and after a short distance the property will be found on the right hand side with a name plaque displaying Penrhyn. The pedestrian access to Penrhyn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

## 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.



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