



Bond
Oxborough
Phillips

Changing Lifestyles

17 Townsend
Stratton
Bude
Cornwall
EX23 9DL

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

17 Townsend, Stratton, Bude, Cornwall, EX23 9DL



- 2 BEDROOMS
- TERRACED CHARACTER COTTAGE
- WELL PRESENTED
- REAR GARDEN
- VILLAGE LOCATION
- WELL SUITED FOR FIRST TIME BUYER OR INVESTMENT
- WALKING DISTANCE OF VILLAGE AMENITIES
- PLANNING APPROVED FOR EXTENSION
- EPC: TBC
- COUNCIL TAX BAND: B



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A well presented terraced 2 bedroom cottage located in the heart of this very desirable village and offering character and charm throughout. Enclosed rear garden. Well suited for a first time buyer or as an investment purchase. EPC E. Council Tax Band B.

17 Townsend occupies a sought after position within this self contained rural village of Stratton, only a short distance away from its useful local amenities which include places of worship, public houses, hospital and medical centre, etc. The adjoining popular coastal town of Bude offers a wider range of shopping, schooling and recreational facilities as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford is some 26 miles in a Northerly direction providing access on to the A39 North Devon link road which connects, in turn, to Barnstaple, Tiverton and the M5 motorway.

Open Plan Kitchen/Living Room - 18' x 12'6" (5.49m x 3.8m)

A light and airy reception room with feature fireplace housing log burner with slate hearth, Built in shelving either side of the chimney breast. A fitted range of base and wall mounted units with wooden work surfaces over incorporating belfast sink with mixer taps, plumbing and recess for washing machine, plumbing and recess for dishwasher. Space for gas oven, space for tall fridge freezer. Flagstone Slate flooring. Dual aspect windows to front and rear. Stable door leading to outside. Staircase leading to:

First Floor Landing

Bedroom 1 - 14'4" x 10'3" (4.37m x 3.12m)

Double bedroom with built in wardrobe area and windows to front elevation. Under stair cupboard housing immersion heater.

Bathroom - 10'11" x 4'4" (3.33m x 1.32m)

Vanity unit with sink, panel bath with electric shower over, WC. Window to rear elevation.

Second Floor

Bedroom 2 - 14'1" x 11' (4.3m x 3.35m)

Exposed ceiling beams. Velux windows to rear elevation enjoying views over the valley and countryside beyond. Built in under eaves storage.

Outside - Rear enclosed garden comprising a lawned area, with patio surrounding and raised seating area perfect for al fresco dining. The garden is bordered with a variety of shrubs and flowers. Useful Timber shed.

Services - Mains electric, water and drainage.

Agents Note - Planning was granted on 15th November 2024 for a two storey extension to the rear under application number PA24/06830 which can be accessed via the Cornwall Council planning website. Copies of the proposed extension are available by request with the Agent.

EPC - Rating E

Council Tax - Band B

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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Directions

From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, around the right hand bend past the hospital on the right hand side, continue on this road around a left hand bend over the bridge and round to the right take the next left hand turn straight after the Kings Arms Public House. Follow this road up and to the right passing the Tree Inn and the General Stores on the left whereupon 17 Townsend will be found near the top of the Hill on the left hand side.

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.

