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Energy Efficiency Rating	
Current	Potential
83	83

Energy Efficiency Rating: 83

Not energy efficient - higher running costs (1-20)

Energy efficient - lower running costs (91-100)

Energy efficient - lower running costs (21-30)

Energy efficient - lower running costs (31-40)

Energy efficient - lower running costs (41-50)

Energy efficient - lower running costs (51-60)

Energy efficient - lower running costs (61-70)

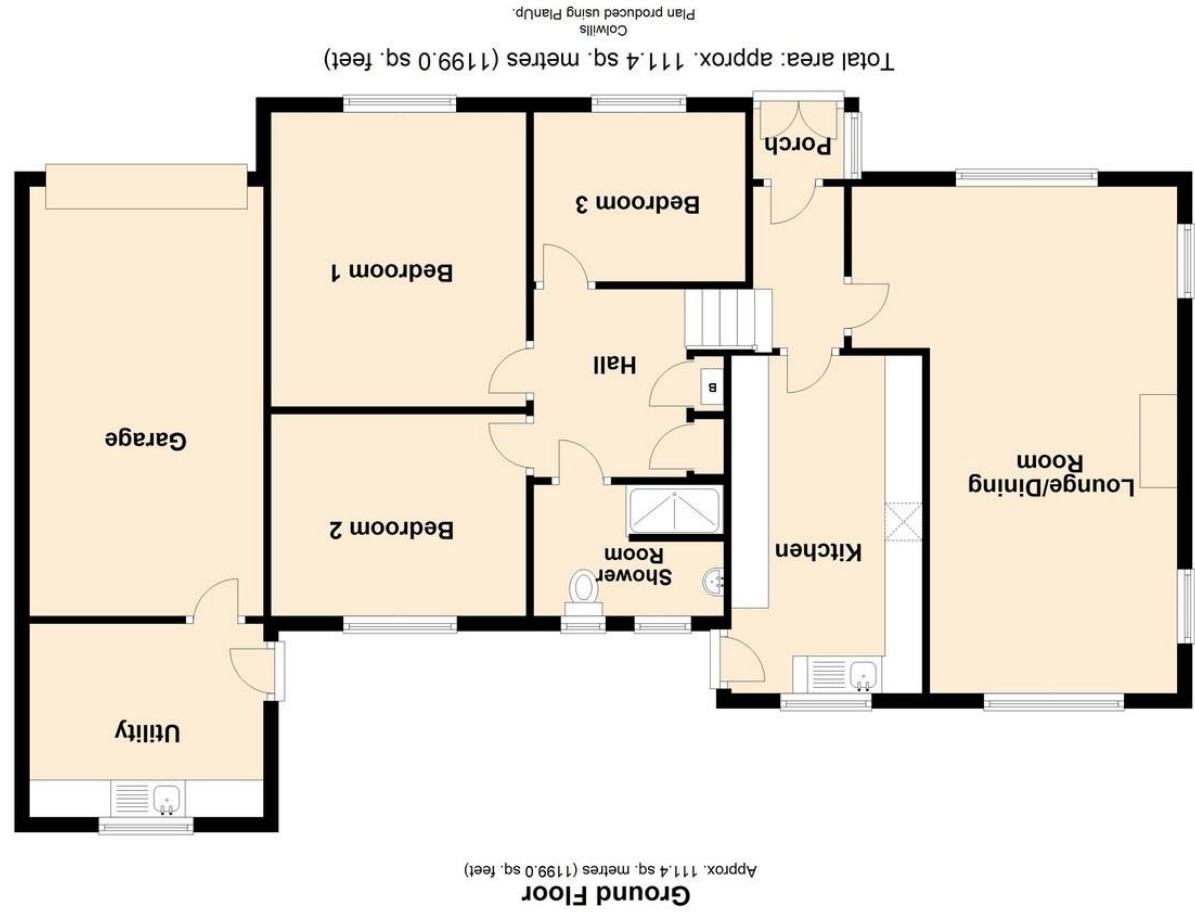
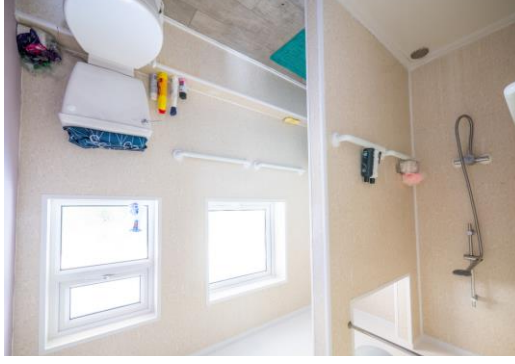
Energy efficient - lower running costs (71-80)

Energy efficient - lower running costs (81-90)

Energy efficient - lower running costs (91-100)

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



## 1 Parc Fer Close

Stratton, Bude, Cornwall, EX23 9TA

Price £379,950

- Well presented spacious split level bungalow
- Popular location close to local schools, town and beaches
- Triple aspect lounge dining room, kitchen
- Three bedrooms and a shower room
- Single garage with utility room, large corner plot. No onward chain



*The property professionals*

# 1 Parc Fer Close

Stratton, Bude, Cornwall, EX23 9TA

Price £379,950

1 Parc Fer Close is a well presented detached bungalow which sits on a large corner plot, located in a popular quiet cul-de-sac on the edge of this historic market town of Stratton and only a two miles from the thriving coastal town of Bude.

The property offers an entrance porch, split level hall, triple aspect lounge dining room, kitchen, three bedrooms and a bathroom.

Outside, there is off road parking in front of the single garage with adjoining utility room. The gardens to the front and side are laid to lawn with an enclosed patio seating area to the rear. Available with no onward chain.

## PORCH

**4' 00" x 3' 11" (1.22m x 1.19m)** Entering via a UPVC double glazed door to the entrance porch, with UPVC double glazed window to side elevation and obscure door opening into:-

## HALL

A split an entrance hallway with coved artex ceiling, loft hatch access, door to linen cupboard housing the Alpha gas fired combi boiler, storage cupboard and radiator. To serve the following rooms:-

## LOUNGE DINING ROOM

**22' 4" x 15' 4 max' 10' 11 min" (6.81m x 4.83m)** A bright and spacious triple aspect room with double glazed windows to three elevations overlooking the well-maintained gardens. Open fireplace with stone surround and matching hearth, two radiators and television point.

## KITCHEN

**14' 11" x 8' 5" (4.55m x 2.57m)** UPVC double glazed window to the rear elevation and obscure glazed door to the side, coved artex ceiling and tiled flooring. The kitchen is finished with a range of match in cream gloss wall and base units with contrasting square edge work surface, inset stainless steel sink and drainer with mixer tap. Space for freestanding electric and gas cooker with extractor hood, space and plumbing for dishwasher, space and

plumbing for washing machine space for under-counter counter fridge and freezer.

## BEDROOM ONE

**13' 00" x 11' 2" (3.96m x 3.4m)** A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the well-maintained gardens. Coved artex ceiling and radiator.

## BEDROOM TWO

**11' 2" x 8' 11" (3.4m x 2.72m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the well-maintained gardens. Coved artex ceiling and radiator.

## BEDROOM THREE

**8' 10" x 7' 10" (2.69m x 2.39m)** A bright single bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Coved ceiling and radiator.

## SHOWER ROOM

**8' 5" x 5' 9" (2.57m x 1.75m)** Coved artex ceiling and two UPVC obscure double glazed windows to the rear elevations. Double shower with mains fed shower, pedestal wash hand basin, WC, three walls with aqua boarding and chrome wall mounted heated towel rail.

## UTILITY ROOM

**9' 8" x 8' 6" (2.95m x 2.59m)** Wooden glazed door to the side elevation, UPVC double glazed window to the rear. Fitted base unit with work surface, stainless steel sink and drainer and space and plumbing for washing machine.



## GARAGE

**18' 10" x 10' 3" (5.74m x 3.12m)** Up and over door, light and power connected unit with wall mounted consumer unit.

## OUTSIDE

To the front of the property there is off road parking for two to three vehicles in front of the garage. The property sits on a large corner plot which is laid to lawn to the front and side with established flower beds, feature palm tree and laurel hedge. Gate leads to the rear with enclosed patio and further lawn.

## COUNCIL TAX

Band D

## SERVICES

All mains services are connected.

## TENURE

Freehold

**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39 and take the first main turning on the right-hand side signposted towards Stratton. Continue down the hill into Stratton, over the bridge in the centre of the town and around the sharp right-hand corner. Continue along this road a little further and turn right into Howards Lane and first left in Parc Fer Close and the property will be located on the left hand side.

