



## Riverview The Bay Tree, Bridge Street

Stratton, Bude, Cornwall, EX23 9BW

Price £180,000

- Charming and stylish ground floor flat
- Situated in the heart of the historic market town of Stratton and just two miles from Bude
- Open-plan living/kitchen/dining room with herringbone LVT flooring
- Two bedrooms and a modern shower room
- Private waterside courtyard offering views over the tranquil River Neet



*The property professionals*



# Riverview The Bay Tree, Bridge Street, Stratton, Bude, Cornwall, EX23 9BW

Riverview is a charming and stylish, recently converted ground floor flat featuring its own private waterside courtyard. It is perfectly positioned in the heart of the historic market town of Stratton and just two miles from the vibrant coastal town of Bude.

The well-presented accommodation is accessed via its own private entrance and comprises an open-plan living/kitchen/dining room with herringbone LVT flooring, two bedrooms, and a modern shower room. Outside, the private enclosed courtyard sits beside the tranquil River Neet, offering a peaceful outdoor space.

Ideally suited to first-time buyers or those seeking a second home or Airbnb investment property.

## 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 and proceed down into Stratton. Pass Congdons on your left and the property will be located on the bridge on the left hand side.

## OPEN PLAN KITCHEN LIVING DINING ROOM

**17' 4 max" x 15' 6 max" (5.28m x 4.72m)** UPVC double glazed windows and door to front elevation overlooking the shared courtyard to the front and river. LVT herringbone flooring with mat well and two wall mounted electric heaters.

The kitchen is finished with a range of matching mat grey base units with contrasting square edge fitted worksurface and mat white wall units. Inset stainless steel sink and drainer with mixer tap, inset electric hob with integrated oven, under counter fridge and dishwasher. Door to:-

## INNER HALL

Useful storage cupboard and LVT herringbone flooring. Doors serve the following rooms:-

## BEDROOM ONE

**11' 10 max" x 8' 10 min" x 10' 10" (3.56m x 3.3m)** A spacious double bedroom with UPVC double glazed window to the rear elevation and UPVC obscure double glazed door leading out to the courtyard garden. High level television point and socket. Wall mounted electric heater.

## BEDROOM TWO

**13' 32 max' 4' 9 min" x 7' 9 max' 3' 7 min" (4.06m x 2.21m)** An irregular shaped room with UPVC double glazed window to side elevation overlooking the River Neet. High level television point and socket. Wall mounted electric heater.

## BATHROOM

**6' 3" x 3' 5" (1.91m x 1.04m)** UPVC obscure double glazed window to the rear elevation, shower enclosure with electric shower and attractive aqua panelling, vanity unit with basin and mixer tap, push button low flush WC and wall mounted chrome electric heated towel rail.

## OUTSIDE

To the front of the property there is a communal refuse store, whilst to the rear there is a private enclosed courtyard which offer picturesque views over the River Neet.

## COUNCIL TAX

Band A

## SERVICES

Mains electricity, water and drainage.

## TENURE

TBC length of lease and annual shared costs.



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 by the seller. The agent has no had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs 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



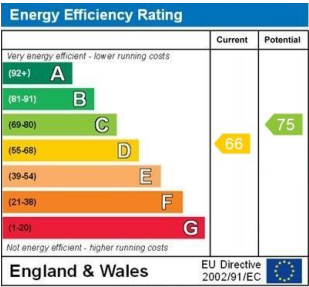
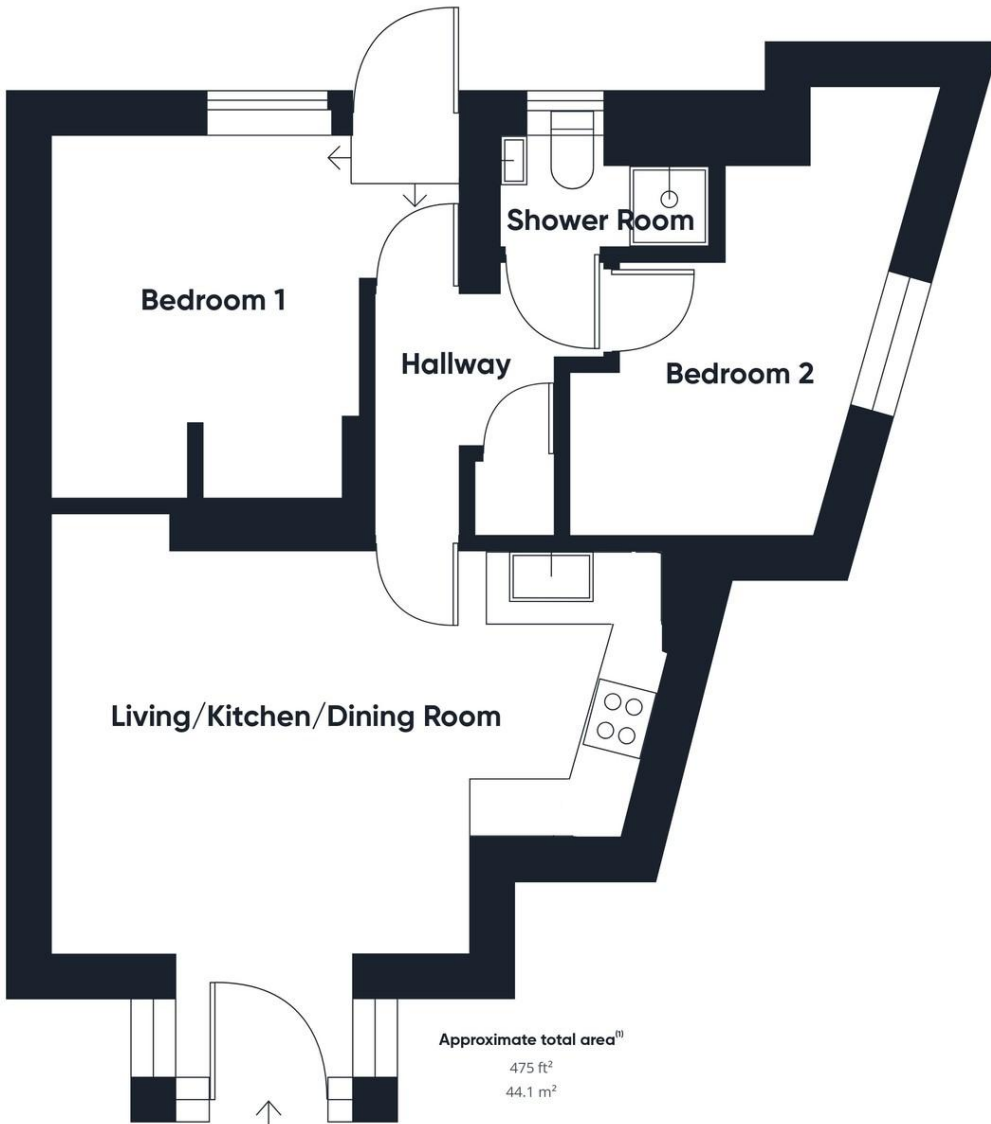
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