



Dolphin Cottage



Bude 1.6 miles - Widemouth Bay 4.5 miles
- Holsworthy 8.4 miles

A generous detached bungalow,
occupying a generous plot within
easy reach of Bude.

- No Onward Chain
- Spacious Detached Bungalow
- Required Modernisation Throughout
- Popular Position
- 3 Bedrooms
- 2 Reception Rooms
- Delightful Garden
- Off Road Parking & Garage
- Council Tax Band: E
- Freehold

Offers In The Region
Of £450,000



SITUATION

The property occupies a prominent position on the outskirts of the desirable village of Stratton with its primary school, medical centre and hospital, village store and two public houses. The town of Bude is 2 miles to the west with a choice of extensive sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town is served by several supermarkets and offers a wide choice of restaurants, cafes, a variety of shops, and many leisure activities close at hand.

DESCRIPTION

An impressive detached bungalow which offers spacious accommodation throughout and offers an exciting opportunity for those looking for a property that requires modernisation. The property also offers ample scope to extend including converting the loft space (subject to the necessary consents). We understand the property to be of standard block and brick construction with render over.

ACCOMMODATION

Front door opens into a porch, which in turn leads into the reception hall with wood floors and built in storage. The sitting room is a generous triple aspect reception room which benefits from a decorative fireplace with a stone surround and a lovely aspect over the garden. The dining room provides additional reception room space but also offers itself as a possible fourth bedroom, should one require.

From the hall a door leads into the kitchen which comprises; a range of wall mounted cupboards, base units and drawers, inset sink, built in oven and gas hob, and space for appliances. The property has 3 bedrooms with bedrooms 1 and 2 both benefitting from built in storage and bedroom 3 enjoying an aspect to the front. The accommodation is completed by a shower room with a shower, WC and wash hand basin, a second entrance lobby with further useful built in storage and a separate WC.

OUTSIDE

The property is approached by its own drive leading to a substantial area of parking for numerous vehicles in front of the property and the single garage which has an up and over door. The gardens are predominantly to the side of the property and are mainly laid to lawn with a variety of mature trees, shrubs and bushes. A path leads around to the rear, where there is a patio area for outside dining, off the rear door to the property.

SERVICES

Mains electricity, water and drainage. Gas central heating and gas fireplace. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

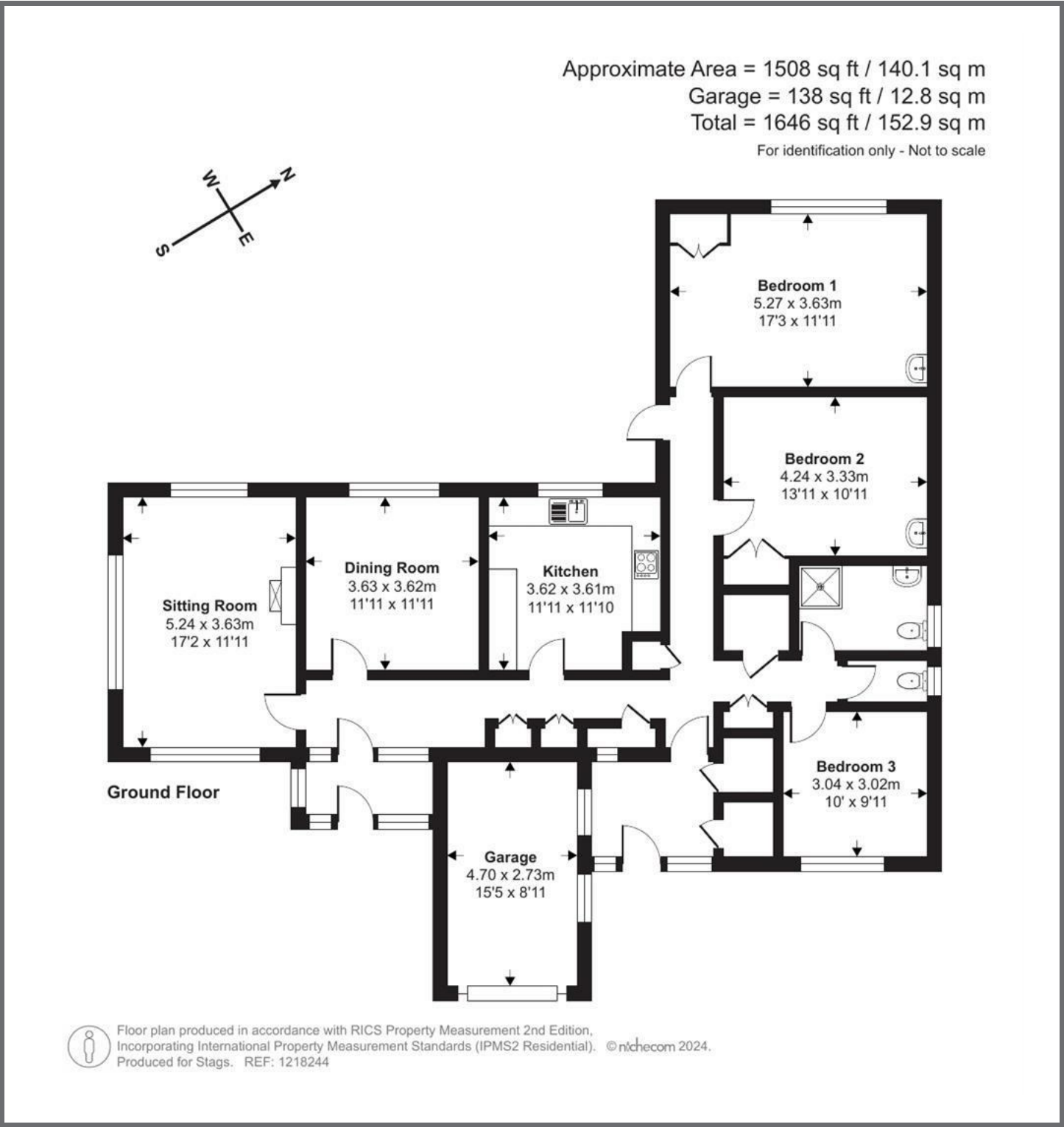
VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com:
///opened.jolt.cupcake





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk