



Market Street

Stratton | Bude | Cornwall



Town • Country • Coast



A quirky single bedroom maisonette situated in the heart of this popular coastal town offering great facilities and access to the North Cornwall coast. The property is found in a historic converted building and features some nice character features including flagstone slate floor in the kitchen.

The building is accessed via the front door into a communal hallway with a door leading into the property in question. There is a kitchen with a side window and stairs rising to the first floor and a door into the living room which features a high vaulted ceiling. From here there is a hallway which also operates as a breakfast area with a built in breakfast table, leading into a well appointed bathroom. From the hallway a door leads into a useful enclosed courtyard area. On the first floor is a double bedroom with a window at the front and a storage cupboard.

The property has no onward chain and may suit first time and investment buyers alike.



Situation

Stratton is an attractive market town offering good access to Bude and the lush sandy beaches of the North Cornish coast alongside Holsworthy in the other direction and Launceston beyond. The town features 2 Public Houses, a historic Church and a Primary School plus a Local Store.

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Kitchen
11'8" x 5'7" (3.58m x 1.72m)

Living Room
11'9" average x 11'5" max (3.60m average x 3.48m max)

Hall/Breakfast Area
11'2" x 4'5" (3.41m x 1.37m)

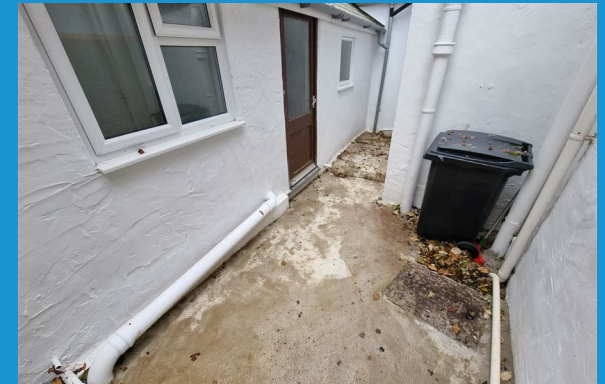
Bathroom
7'10" x 4'1" (2.40m x 1.27m)

First Floor Bedroom
8'5" x 7'11" average (2.58m x 2.42m average)

Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band A.

Lease
The property is held on a leasehold tenure until 2109.
For further information please speak to View Property.

Agents Note
Please note all measurements are approximate as the rooms are an irregular shape.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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