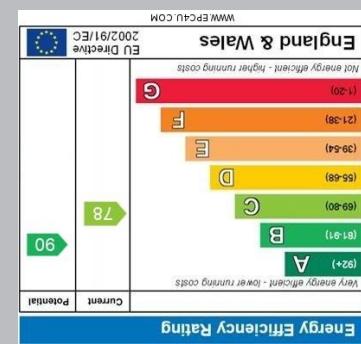




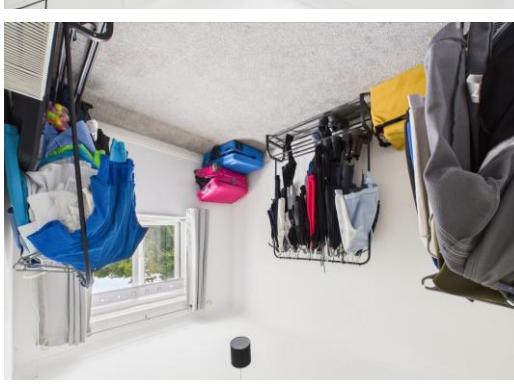
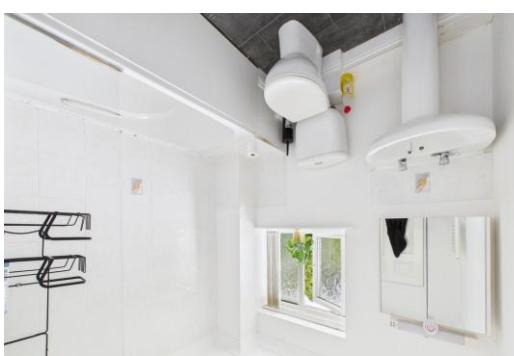
DISCLAIMER: While we as agents endeavour to ensure the accuracy of property details produced and displayed any information shown in photographs or floor plans are not strict of the title document unless specifically mentioned in the sales particulars. They may however be available by arrangement with the seller. The agent has not tested services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain their own solicitor or surveyor. Alterations to the nature of the property are based on the appraiser's judgment and not the seller's. The agent has not tested any fixtures and fittings or services. The buyer is advised to make their own arrangements to see a property.



FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide. Estate Agents are not responsible for any property and make an application to the seller before embarking on any journey to see a property.

MAPS: Please note that unless specifically mentioned in the sales particulars, they may however be available by arrangement with the seller. The agent has not tested services and so cannot verify that they are connected, in working order or fit for the purpose. Alterations to the nature of the property are based on the appraiser's judgment and not the seller's. The agent has not tested any fixtures and fittings or services. The buyer is advised to make their own arrangements to see a property.

COLWILLS



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8 Barnfield Park

Stratton, Bude, Cornwall, EX23 9BQ

Price £350,000

- Modern semi-detached family home on exclusive small development
- Popular location close to local schools, town and beaches
- Lounge/dining room, kitchen
- Three bedrooms and a bathroom
- Garage, off road parking and generous gardens



The property professionals

Award winning



Directions

From the centre of Bude proceed out of town along The Strand turning left at the mini roundabout, heading out of town up until reaching the A39. 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 right again into Barnfield Park. The property is found a short distance in on the right-hand side.

8 Barnfield Park

Stratton, Bude, Cornwall, EX23 9BQ

Price £350,000

8 Barnfield Park is a spacious semi-detached house, situated on this exclusive, small development in the heart of historic Stratton within walking distance of the local shops, services and nearby inn.

The property comprises; entrance hall, cloakroom, lounge/dining room with french doors leading out to the garden, kitchen, three generous bedrooms and a bathroom.

Outside there is a single garage, extensive off road parking and large gardens to the rear which are laid mainly to lawn. Available with no onward chain.

ENTRANCE HALL

Entering via a UPVC double glazed obscure door to the entrance hall, stairs ascending to the first floor, coved ceiling, telephone point and radiator. Doors serve the following rooms:-

CLOAKROOM

5' 4" x 2' 10" (1.63m x 0.86m) UPVC obscure double glazed window to the front elevation, coved ceiling, corner wall mounted wash hand basin, push button low flush WC and radiator.

KITCHEN/DINING ROOM

14'7 max' 8'9 min" x 13'10 max' 10'2 min" (4.47m x 4.22m) UPVC double glazed window and matching french doors to the rear elevation overlooking the gardens. Coved ceiling, door to understairs storage, radiator, telephone and television points.

KITCHEN

10' 1" x 7' 1" (3.07m x 2.16m) UPVC double glazed window to the front elevation. Coved ceiling, radiator and a wall mounted Ariston gas fired combi boiler. The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, inset gas hob with extractor hood, integrated electric oven, space and plumbing for dishwasher and washing machine.

FIRST FLOOR

Coved ceiling and loft hatch access. Doors serve the following rooms:-



BEDROOM ONE

16' 7" x 9' 11" (5.05m x 3.02m) A bright and spacious dual aspect double bedroom with UPVC double glazed windows, coved ceiling and radiator.

BEDROOM TWO

14' 7" x 10' 3" (4.44m x 3.12m) A bright and spacious double bedroom with twin UPVC double glazed windows to the front elevation. Coved ceiling, telephone and television points and radiator. Door to airing cupboard with shelving and radiator.

BEDROOM THREE

10' 3" x 7' 7" (3.12m x 2.31m) UPVC double glazed window to the rear elevation. Coved ceiling and radiator.

BATHROOM

6' 11" x 6' 6" (2.11m x 1.98m) UPVC obscure double glazed window to the rear elevation, coved ceiling and a wall mounted heated towel rail. Panel enclosed bath with a mains fed shower over, pedestal wash hand basin and push button low flush WC.

GARAGE

16' 9" x 10' 1" (5.11m x 3.07m) Up and over door with UPVC double glazed pedestrian door to the rear elevation. Wall mounted consumer unit and light and power connected.

OUTSIDE

To the front of the property there is off road parking for three to four vehicles with a small area of lawn. Side gate and gravel path lead to the generous rear gardens which are laid mainly to lawn with a paved patio and gravel seating area. There is a large timber garden shed located in one corner measuring 15'5 x 7'9.

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold

