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 EX23 8BB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	61 D
21-38	F		
1-20	G		

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 not had sight of the title document. The buyer is advised to obtain verification from their solicitor. 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...



7 Stratton Road

Bude, Cornwall, EX23 8AN

Price £350,000

- Charming detached bungalow in need of general updating
- Located in a central and convenient position close to Bude town
- Living room with an open fire, dining room, kitchen
- Two generous double bedrooms and separate bathroom
- Generous gardens, single garage. No onward chain



The property professionals

7 Stratton Road

Bude, Cornwall, EX23 8AN

Price £350,000

7 Stratton Road is a charming detached bungalow ideally located in a central and convenient position within easy walking distance of Bude town centre. Offered with no onward chain, the property presents an excellent opportunity for buyers seeking a home to update and modernise to their own taste.

The accommodation is spacious and well-proportioned, comprising an entrance hall, a living room featuring an open fireplace, a separate dining room, and a kitchen with access to a double-glazed side porch. There are also two generously sized double bedrooms and a family bathroom.

Outside there are generous gardens which are laid to lawn and a single garage.

ENTRANCE HALL

14' 2" x 4' 10" (4.32m x 1.47m) Entering via a UPVC obscure double glazed door with matching fixed side panels to the entrance hall. Exposed stripped wood flooring and doors serve the following room:-

LIVING ROOM

12' 11" x 11' 10" (3.94m x 3.61m) A bright and spacious South aspect reception room with UPVC double glazed window to the front elevation overlooking the gardens. Picture rail, open fire with tiled fireplace surround with matching hearth, television point and night storage heater.

DINING ROOM

12' 11" x 11' 4" (3.94m x 3.45m) A bright and spacious dual aspect dining room with UPVC double glazed windows to the side and rear elevations offering a pleasant outlook over the rear gardens. Picture rail, airing cupboard housing the hot water cylinder with immersion heater and stat shelving, television point and night storage heater.

KITCHEN

10' 1" x 8' 3" (3.07m x 2.51m) UPVC double glazed window to the rear elevation overlooking the gardens. 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. Integrated electric double oven, inset electric hob, space for freestanding undercounter fridge, space and plumbing for washing machine and wall mounted consumer unit. Door to:-

SIDE PORCH

9' 7" x 5' 7" (2.92m x 1.7m) UPVC double glazed windows to three elevations and matching door.

BEDROOM ONE

13' 00" x 12' 00" (3.96m x 3.66m) A bright and spacious south aspect double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Television point and night storage heater.

BEDROOM TWO

12' 10" x 11' 11" (3.91m x 3.63m) A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens. Television point and night storage heater.

BATHROOM

8' 2" x 5' 10" (2.49m x 1.78m) UPVC obscure double glazed window to the rear elevation, panel enclosed bath, pedestal wash hand basin, pushbutton low flush WC, exposed wooden floor boards, and loft arch access.

GARAGE

17' 1" x 9' 1" (5.21m x 2.77m) Electrically operated up and over garage door with wooden pedestrian door to the side.

OUTSIDE

To the front there is a block wall with pedestrian gate and path leading to the front door. The gardens are laid to lawn with attractive well planted borders with path leading to the rear. The generous rear garden is laid to lawn with path leading to the rear pedestrian gate. There are established trees and shrubs.



COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage

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 into Bencoolen Road. Follow this road along passing the Shell petrol station on the left and the property will be located a short distance along on the left hand side just before the right hand turning to Hawthorn Avenue.

