



9 Treworden Close

Stratton, Bude, Cornwall, EX23 9DT

Price £225,000

- Semi detached bungalow in need of some general updating
- Within walking distance of all local amenities and public transport links and easy access to Bude
- South aspect lounge dining room, kitchen
- Two double bedrooms and a bathroom
- Single garage, off road parking. South aspect mature garden



The property professionals



9 Treworden Close, Stratton, Bude, Cornwall, EX23 9DT

9 Treworden Close is a spacious semi-detached two-bedroom bungalow offering excellent potential for improvement and modernisation. Requiring general refurbishment throughout, the property is available with no onward chain.

Located in the heart of the ancient market town of Stratton, perfectly positioned to enjoy village life and its warm community feel and all desirable local amenities within walking distance, while being just a short stroll from open countryside and only 2 miles away from all that Bude town has to offer, as well as the stunning North Coast sandy surfing beaches and scenic coastal walks.

The accommodation comprises an entrance porch leading into the hallway, a generous South-facing lounge/dining room, kitchen, two double bedrooms, and a family bathroom.

Outside, the property benefits from a single garage and attractive mature South-facing gardens.

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 Stratton and proceed down into Stratton you pass the Hospital on the right, follow the road around a sharp left-hand corner over the bridge, past the Kings Arms turning just after the bus shelter into Spicers Lane. Then take the first right into Treworden Close and the property will be located a short distance along on the right hand side.

PORCH

Entering via a wooden obscure glazed door to the entrance porch with door leading to:-

ENTRANCE HALL

Loft hatch access, cupboard with slatted shelving. Doors serve the following rooms:-

LOUNGE DINING ROOM

20' 5" x 12' 00" (6.22m x 3.66m) A bright and spacious South aspect reception room with double glazed sliding door overlooking and leading out to the mature gardens. Stone fireplace surround with matching hearth and radiator.

KITCHEN

10' 11" x 10' 2" (3.33m x 3.1m) UPVC double glazed window to the front elevation overlooking the gardens and UPVC obscure glazed door to the side leading to the driveway. Wall mounted Ariston gas fired combi boiler and Radiator.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, space for freestanding cooker and space and plumbing for washing machine.

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the rear elevation overlooking the mature gardens. Radiator.

BEDROOM TWO

10' 11" x 10' 10" (3.33m x 3.3m) A spacious double bedroom with UPVC double glazed window to the front elevation overlooking the gardens and church. Radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) UPVC obscure double glazed window to the front elevation, panel enclosed bath with electric shower, pedestal wash hand basin, WC and radiator.

GARAGE

16' 00" x 9' 00" (4.88m x 2.74m) Up and over door with light and power connected.

OUTSIDE

To the front of the property, there is an established hedge with the garden laid lawn with mature plants and path leads to the front door. Driveway to the side with off-road parking for two vehicles in front of the single garage. Wooden gate to the side with path which leads to the established garden, which is laid to lawn with established planting, two feature palm trees and a patio seating area.

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold



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. 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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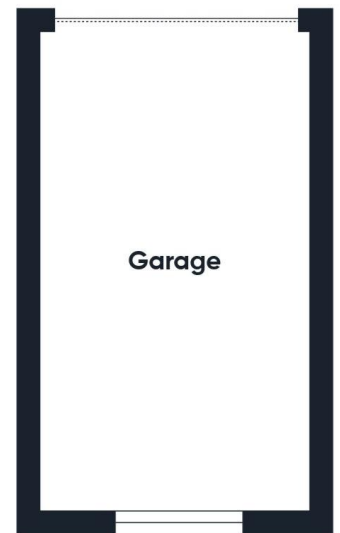
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Approximate total area⁽¹⁾

828 ft²

77 m²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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