



COLWILLS
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17 Townsend

Stratton, Bude, Cornwall, EX23 9DL

- Well presented characterful cottage, Popular village location
- Walking distance of all local amenities and public transports links and ea
- Open plan living/kitchen space with feature fireplace and beams
- Double bedroom, family bathroom and versatile loft room
- Generous rear garden with raised seating areas and lawn

£230,000





17 Townsend, Stratton, Bude, Cornwall, EX23 9DL

A well presented characterful terraced cottage in the heart of Stratton, offering open plan living while retaining many of the original features.

The property offers a double bedroom, family bathroom, a versatile attic room for occasional guest or home office and a generous rear garden.

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 towards Stratton and proceed down into Stratton, immediately past the Kings Arms take the left turn and then turn right at the Tree Inn. Head up the hill along Market Street and the property will be located a short distance along on the left hand side just before Cot Hill.

ENTRANCE Entering the property via a wooden door with half obscured glazing.

OPEN PLAN LIVING/KITCHEN 17' 8" x 13' 10" (5.38m x 4.22m) A dual aspect open plan living space with windows and doors to the front and rear elevations. The living space is focused on a feature fireplace with inset wood burning stove with slate hearth. Slate flooring and beams to the ceiling add to the charm of the cottage.

The kitchen is fitted with a range of wall and base units with solid wooden work surface over and inset Belfat sink with chrome mixer taps. Exposed stone feature wall and stable door to the rear elevation leading to the garden and stairs ascending to the first floor.

FIRST FLOOR LANDING Doors serve the following rooms and stairs to the loft room.

BEDROOM ONE 12' 7" x 10' 0" (3.84m x 3.05m) A light and airy double bedroom with double windows to the front elevation, built in storage and striped and painted floorboards.

BATHROOM 10' 9" x 4' 6" (3.28m x 1.37m) Fitted with a panel enclosed bath with electric shower over, low flush WC and vanity mounted wash and basin with storage under. Attractive panelling throughout and window to the rear elevation.

LOFT ROOM 13' 11" x 7' 2" (4.24m x 2.18m) A useful and versatile room with exposed beams to ceiling and Velux window to the rear. Built in under eaves storage.

Note: Reduced head height to the eaves.

OUTSIDE AND GARDENS The property benefits from a large rear garden with various areas of interest including hard standing raised seating area laid to slate and red brick, raised decking with space for outside table, BBQ area and woodstore.

The lower garden is laid to lawn with space for garden shed.

TENURE Freehold

SERVICES Mains water and drainage, mains electric.

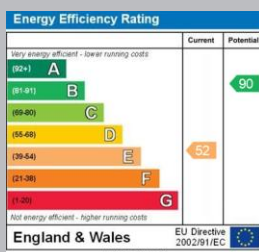
COUNCIL TAX Cornwall council tax band B



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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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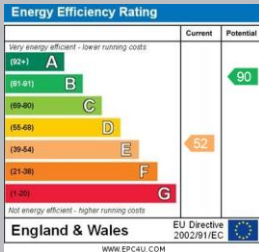
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