



39 Ward Close

Stratton, Bude, EX23 9BB

KIVELLS

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Stratton, Bude, EX23 9BB

£260,000 Guide Price

Well-presented three bedroom, terraced house

Spacious living/dining room with direct access to the garden

Attractive landscaped rear garden

Garage with allocated off-street parking space

Views towards the surrounding countryside

Offered for sale with no onward chain

Conveniently situated within walking distance of schools and local amenities

EPC Rating: C



Situation

Situated on the edge of the historic village of Stratton, the property enjoys a convenient position within easy reach of both village amenities and the North Cornwall coast. Stratton offers a range of everyday facilities including public houses, general stores, Post Office, hospital and primary school.

The popular coastal town of Bude lies approximately 1.5 miles away and provides a comprehensive range of shopping, schooling, business and recreational facilities, together with a leisure centre, golf course and renowned sandy beaches. On the outskirts of Bude is a Morrisons supermarket and access to the A39 Atlantic Highway, providing excellent links north towards Bideford, Barnstaple and North Devon, and south towards the wider North Cornwall area.

Entrance via a part-glazed uPVC door into:

PORCH

A useful storage space for coats and shoes. Door into:

ENTRANCE HALL

Stairs rising to the first floor and doors serving the ground floor accommodation. Understairs storage cupboard, fitted carpet and radiator.

KITCHEN

Fitted with a range of matching wall and base units with worksurfaces over, incorporating a stainless-steel sink and drainer. Integrated oven with electric hob and extractor over, together with space and plumbing for further appliances. Window to the front elevation, vinyl flooring and radiator.

LIVING/DINING ROOM

A spacious and light reception room providing ample space for both living and dining furniture. Large uPVC glazed doors giving direct access to the garden. Fitted carpet and radiator.

FIRST FLOOR LANDING

Doors serving the first floor accommodation. Access to the loft hatch. Fitted carpet.

BEDROOM ONE

A well-proportioned double bedroom with a window to the front elevation and ample space for a range of bedroom furniture. Fitted carpet and radiator.

BEDROOM TWO

A further well-proportioned double bedroom with a window to the rear elevation. Fitted carpet and radiator.

BEDROOM THREE

A useful third bedroom, ideal for use as a nursery or home office. Window to the rear elevation, fitted carpet and radiator.

BATHROOM

Fitted with a suite comprising a bath with shower over, WC and wash hand basin. Obscure window to the front elevation, heated towel rail, airing cupboard and vinyl flooring.

OUTSIDE

The property is approached via a pathway with steps leading through a low-maintenance garden, bordered by a fence and established planting.

To the rear is an enclosed landscaped garden providing space for outdoor seating and dining, with steps leading between the house and garden. Timber fencing provides an enclosed boundary to either side with a gate to the rear giving access to a timber shed.

The property also benefits from a garage situated nearby with an allocated parking space to the front.

Description

A well-presented three-bedroom home situated in a convenient position on the edge of Stratton. The property offers spacious and practical accommodation arranged over two floors, including a generous living/dining room, kitchen, three bedrooms and family bathroom.

Outside, the property benefits from an enclosed garden providing an ideal space for outdoor dining and entertaining, while being within easy reach of Bude, local amenities and the North Cornwall coast.

Services

Mains gas, water, electricity and drainage.

Tenure

Freehold.

EE Rating - C

Council Tax Band - C

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