



KIVELLS

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2 Parc Fer Close,
Stratton, Bude, Cornwall, EX23 9TA



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2 Parc Fer Close, Stratton, Bude, Cornwall, EX23 9TA

£295,000 Freehold

- Detached 3 bedroom split level bungalow
- Occupying a generous corner plot
- Quiet cul-de-sac location within peaceful village
- Private south west facing rear garden
- Garage and off road parking
- Energy efficiency rating - TBC

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SITUATION

Parc Fer Close is a small popular cul-de-sac made up of 12 properties and situated on the edge of the historic village of Stratton. Stratton features numerous public houses, general stores / post office and primary school. The village lies approximately 1.5 miles from the coastal resort of Bude. Bude offers a comprehensive range of shopping, business and leisure facilities including swimming pool, all weather floodlit tennis courts and an 18 hole golf course. On the outskirts of town is Morrisons Supermarket and the A39 'Atlantic Highway' is about half a mile away which provides excellent access North to the larger towns of Bideford and Barnstaple and south further on down into Cornwall.

DESCRIPTION

Detached split level bungalow providing spacious and well presented living accommodation comprising 3 bedrooms, well appointed kitchen and shower room, large sitting room and sun room. uPVC double glazing throughout and night storage heating. Outside, the property offers a private sun trap rear garden landscaped with an array of plants and shrubs in raised beds, and to the front terraced landscaping with driveway parking and garage.

ACCOMMODATION

PORCH

uPVC windows and door, useful coat and boot space, door into:

ENTRANCE HALL

Open entrance hall with night storage heater and doors to:

SITTING / DINING ROOM

Triple aspect spacious reception room with a light and airy feel. Exposed stone fire-place housing modern multi-fuel burning stove with stone surround and hearth. Two, television aerial point, uPVC windows to front, side and rear. Space for family dining table and 2 night storage heaters.

KITCHEN

uPVC double glazed window to the rear, modern range of wall and floor units with roll top work surface incorporating one and a half bowl stainless steel sink / drainer unit with mixer tap, electric oven and hob with extractor hood above. Plumbing and appliance space for dishwasher and space for tall fridge / freezer. Door to sunroom.

SUN ROOM

South facing with uPVC double glazed windows overlooking the rear garden. New polycarbonate roofing with 2 roof vents (with 8 year guarantee remaining), timber cladding, telephone point and TV point, tiled flooring and two doors to the rear garden. Door into:

UTILITY AREA

Butler sink and storage units with work surfaces, appliances space for tumble dryer and plumbing for washing machine. Window to rear and vinyl flooring. Pedestrian door to rear of garage.

UPPER HALL

Airing cupboard housing hot water cylinder. Storage cupboard. Loft access hatch with slide away step ladder and lighting, doors off to:

BEDROOM ONE

Good sized double bedroom with uPVC double glazed window to front. Ample space for bedroom furniture and night storage heater.

BEDROOM TWO

Further double bedroom with window to rear and secondary double glazing. Space for bedroom furniture and night storage heater.

BEDROOM THREE

uPVC double glazed window to front and night storage heater.

FAMILY BATHROOM

Fully tiled with a modern white suite of low level W.C, vanity wash hand basin, corner shower cubicle with 'Mira' electric shower and panel bath with shower attachment. "Velux" roof window providing ventilation, chrome heated towel rail, obscured window to rear and extractor fan.

OUTSIDE

Benefiting a large corner plot with gardens to three sides, 2 Parc Fer Close offers a landscaped south facing rear garden comprising level lawns, low maintenance paved seating areas and tiered beds brimming with mature shrubs and bushes. To the side Cornish stone walling provides colourful tiers of shrubs and trees along with gated steps providing side access.

To the rear of the property are a range of versatile outbuildings including timber **WORKSHOP 10' x 10'** with a range of power points and light, **GARDENERS W.C** with low level W.C and wash and basin, two outside taps and hose, **GARDEN SHED 7' x 7'** and **TOOL SHED 3' x 4'**.

GARAGE

Of block construction with manual up and over vehicular door. Light, power and access to electric consumer unit and water supply. Pedestrian door into utility area. To the front of the garage is driveway parking for several vehicles.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND

D

ENERGY EFFICIENCY RATING

TBC

DIRECTIONS

From Bude town centre follow The Strand and bear left at the mini-roundabout. Continue heading out of the town passing Budehaven secondary school and Morrisons supermarket. On reaching the A39 roundabout, take the first exit and after 300 metres turn right signposted Stratton / Holsworthy. Follow this road into the village and just before you leave Stratton take the right turn into Howard Lane and then the first left turn into Parc Fer Close. Number 2 will be found immediately on the right hand side.

AWAITING FLOOR PLAN AND EPC

FLOOR PLAN

(Floor plan for identification purposes only, not to scale)

VIEWINGS Please ring **01288 359999** to view this property **and** check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.
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BRANCHES AT:

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