



Bond
Oxborough
Phillips

Changing Lifestyles

8 Pentyre Court
Vicarage Road
Bude
Cornwall
EX23 8JQ

Asking Price: £140,000 Leasehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

8 Pentyre Court, Vicarage Road, Bude, Cornwall, EX23 8JQ



- 1 Bedroom Ground Floor Apartment
 - Well Presented Throughout
 - Over 55's Retirement Complex
 - Spacious Living Accommodation
 - Superb Canal-Side Location
- Walking Distance to Town Centre and Beaches
 - UPVC Double Glazed Windows Throughout
- Available with No Onward Chain
 - EPC Rating C
 - Council Tax Band B



The property occupies a pleasant position in Vicarage Road, close to the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for it's many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



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An opportunity to acquire this well presented 1 bedroom ground floor apartment, situated within a popular over 55's retirement complex in a convenient and accessible location, within easy walking distance of Bude town centre, local amenities, the canal and nearby beaches.

The property offers comfortable and manageable accommodation throughout, ideally suited to those seeking a low maintenance home in a well regarded setting. The accommodation briefly comprises a welcoming entrance hall, fitted kitchen, spacious living/dining room, double bedroom and bathroom.

The apartment benefits from UPVC double glazed windows throughout with modern programmable electric wall hanging radiators. Available with no onward chain. EPC Rating C. Council Tax Band B.

Entrance Hall - 6'9" x 7'1" (2.06m x 2.16m)

Living/Dining Room - 21'5" x 10'5" (6.53m x 3.18m)

Kitchen - 8' x 7'6" (2.44m x 2.29m)

Bedroom - 15'3" x 9'1" (4.65m x 2.77m)

Bathroom - 6'9" x 5'5" (2.06m x 1.65m)

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Agents Note - The property is available with the remainder of 125 year lease granted in 1999. Ground rent £679.58, yearly. Service charge £3,000 (payable in half yearly instalments).

Council Tax - Band B.

EPC - Rating C.

Council Tax Band - B

Mobile Coverage		Broadband	
EE	●	Basic	17 Mbps
Vodafone	●	Superfast	71 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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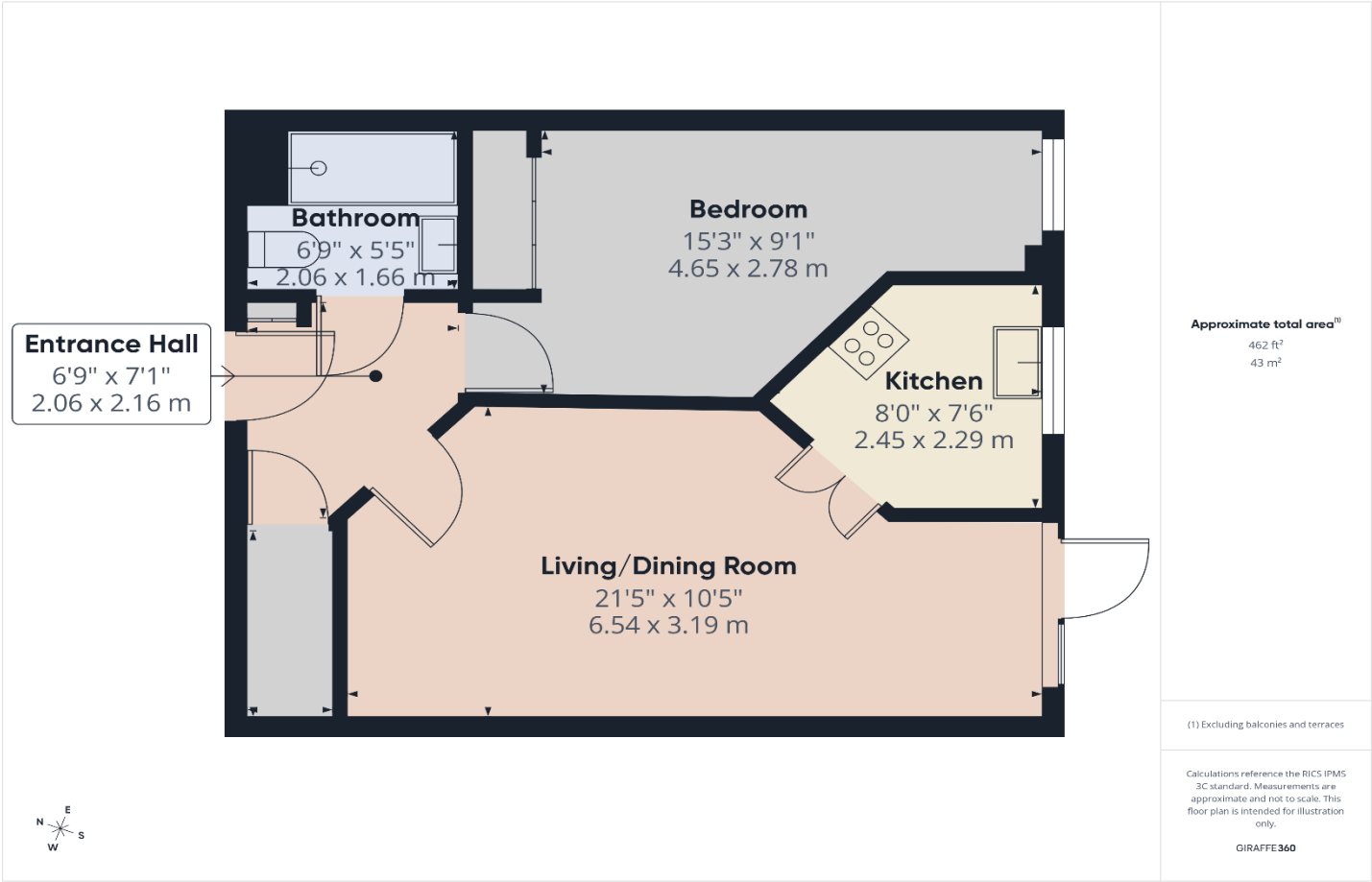


Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set



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

out as a general guide only.

Directions

From Bude town centre, proceed along The Strand towards Stratton. Upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right hand side whereupon Pentyre Court will be found within a short distance on the left hand side.

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