



Bond
Oxborough
Phillips

Changing Lifestyles

Ground Floor Flat
64 Victoria Road
Bude
Cornwall
EX23 8RH

Asking Price: £235,000 Freehold



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01288 355 066
bude@bopproperty.com

Ground Floor Flat, 64 Victoria Road, Bude, Cornwall, EX23 8RH



- Well-presented ground floor apartment
 - 2 well-proportioned bedrooms
 - Spacious bay-fronted living room
- Character fireplace and timber flooring
 - Modern kitchen/diner
 - Contemporary bathroom
- Enclosed rear courtyard garden
- Attractive garden area to the front
- Potential to reinstate a former rear parking space
 - Walking distance of Bude town centre
- Convenient for local beaches and amenities
 - Internal viewing highly recommended



Victoria Road enjoys a pleasant location situated in one of Bude's most desirable residential areas lying a short distance away from the local bathing beach of Crooklets and within walking distance of the town centre which supports a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top coastal walks, etc. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.



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An exciting opportunity to acquire this beautifully presented 2 bedroom ground floor apartment, conveniently situated within walking distance of Bude town centre, local amenities and the renowned North Cornish coastline.

The accommodation is well arranged and combines attractive character features with a bright, contemporary finish. A welcoming entrance hall leads through to a spacious bay-fronted living room, featuring exposed timber floorboards, a fireplace and an abundance of natural light.

The modern kitchen/diner provides an excellent everyday living and entertaining space, fitted with a range of sleek units, contrasting work surfaces and integrated cooking appliances, with ample room for a dining table. A door from the kitchen provides direct access to the rear outside area.

There are 2 well-proportioned bedrooms, including a generous principal bedroom with timber flooring, together with a versatile second bedroom that would also lend itself well to use as a home office or guest room. The accommodation is completed by a modern bathroom fitted with a white suite, including a panelled bath with shower over.

Outside, the property benefits from an attractive lawned garden area to the front, while to the rear is an enclosed, low-maintenance courtyard garden providing a pleasant and private space for outdoor seating and entertaining. The rear garden previously incorporated an off-road parking space, which has

since been absorbed into the garden by the current owners. Subject to the necessary works and consents, there may be potential to reinstate this area for parking.

The property would make an ideal permanent residence, first-time purchase, investment opportunity or convenient coastal retreat. An internal viewing is highly recommended. EPC Rating - C. Council Tax Band - A

Entrance Hall - 12'1" x 2'8" (3.68m x 0.81m)

Inner Hall - 4'7" x 5'11" (1.4m x 1.8m)

Living Room - 10'4" x 11'11" (3.15m x 3.63m)

Bedroom 1 - 10'11" x 9'10" (3.33m x 3m)

Kitchen/Diner - 14'4" x 9'3" (4.37m x 2.82m)

Hallway - 4'10" x 2'8" (1.47m x 0.81m)

Bedroom 2 - 9'7" x 8'7" (2.92m x 2.62m)

Bathroom - 6'10" x 5'2" (2.08m x 1.57m)

Outside - To the front of the property is an attractive lawned garden area with established planting and a pathway leading to the entrance.

The kitchen opens directly onto the enclosed rear garden, which has been designed with ease of maintenance in mind and incorporates areas of

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timber decking, paving and decorative stone. The garden provides a sheltered setting for outdoor dining and relaxation, with timber fencing to the boundaries and space for garden furniture and planting.

The rear garden previously incorporated an off-road parking space, which has since been absorbed into the garden by the current owners. Subject to the necessary works and consents, there may be potential to reinstate this area for parking.

Services - Mains electric, water and drainage.

Tenure - The property is leasehold with approximately 120 years remaining and a ground rent of £50 per annum. The owners also own the freehold of the whole building.

Council Tax Band - A

EPC Rating - C



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Directions

From Bude town centre proceed out of the town towards Flexbury along Golf House Road taking the next left hand turning into Down View. Take the next right hand turn into Flexbury Avenue and then turn immediately left into Victoria Road whereupon No 64 will be found after a short distance on the right hand side.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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