

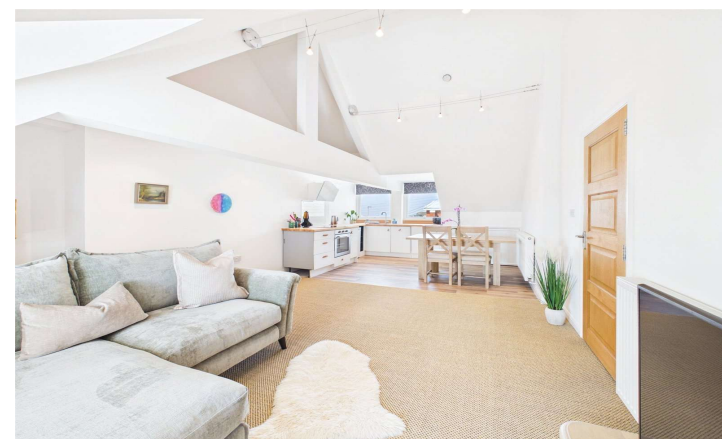
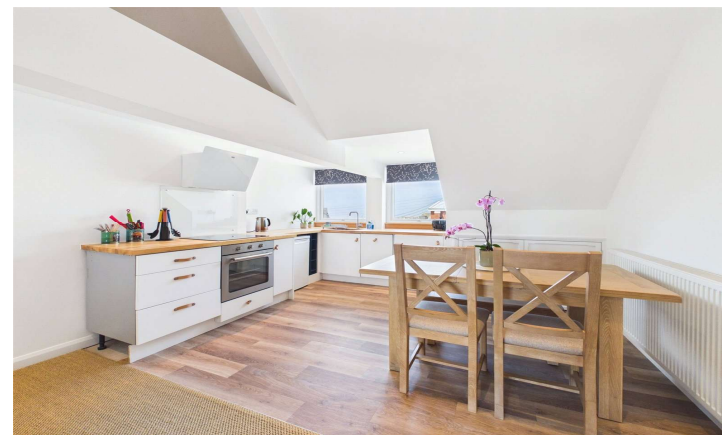


Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 3
8 Summerleaze Crescent
Bude
Cornwall
EX23 8HH

Asking Price: £225,000
Share of Freehold



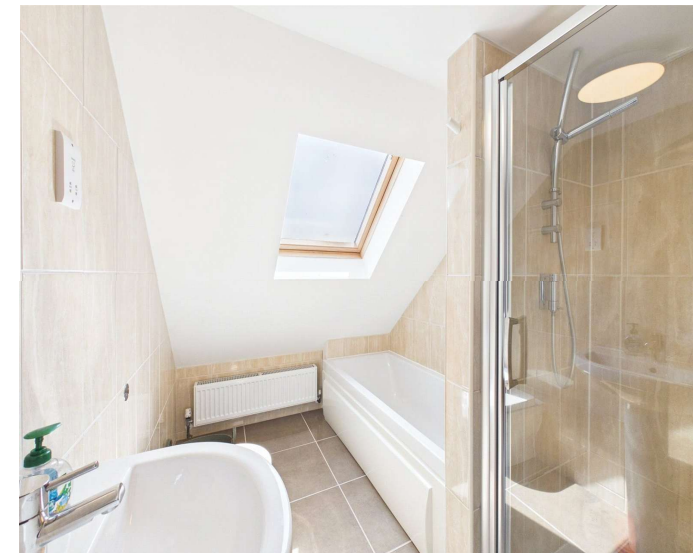
Changing Lifestyles

01288 355 066
bude@bopproperty.com

Apartment 3, 8 Summerlease Crescent, Bude, Cornwall, EX23 8HH



- Spacious top floor apartment
- Prime coastal position
- Moments from Summerlease Beach
- Two generous double bedrooms
- Open-plan lounge/kitchen/dining room
- Contemporary bathroom
- Allocated rear parking space
- EV charging point
- One-fifth share of the freehold
- Balance of a 999-year lease
- Walking distance to the town centre and canal
- EPC Rating C
- Council Tax Band B



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An exciting opportunity to acquire this bright and spacious 2 bedroom top floor apartment, occupying an enviable position within easy walking distance of Summerleaze Beach, Bude town centre, the canal and the South West Coast Path.

The property forms part of an attractive period building comprising just five apartments and offers well-presented accommodation with plenty of natural light and character throughout. The centrepiece of the apartment is the impressive open-plan lounge/kitchen/dining room, providing a generous and sociable space for everyday living and entertaining.

There are two well-proportioned double bedrooms, together with a contemporary bathroom fitted with both a panelled bath and separate enclosed shower.

Externally, the property benefits from an allocated parking space to the rear with EV charging point.

The superb coastal position makes the property ideally suited as a comfortable permanent home, second residence or long-term investment. Viewings Highly recommended.

The property enjoys a convenient and sought after central location within this popular coastal town set amidst the rugged North Cornish coastline being 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 breathtaking cliff top coastal walks etc. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole links golf course and fully equipped leisure centre 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 a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Communal Entrance Porch

Communal Entrance Hall

Second Floor

Entrance Hall - 6'3" x 5'8" (1.9m x 1.73m)

Lounge/Kitchen/Diner - 12'4" x 25'10" (3.76m x 7.87m)

Bedroom 1 - 12'8" x 12'8" (3.86m x 3.86m)

Bedroom 2 - 13'9" x 11'11" (4.2m x 3.63m)

Bathroom - 6'3" x 8'6" (1.9m x 2.6m)

Outside - To the rear of the building is an allocated parking space for the apartment, providing a valuable benefit in this central coastal location. The parking space is also equipped with an EV charging point.

Services - Mains gas, electricity, water and drainage.

Tenure - Leasehold with the balance of a 199-year lease granted in 2008 and a one-fifth share of the freehold. The current service charge is understood to be approximately £75 per month. Holiday letting and pets are prohibited.

Anti-Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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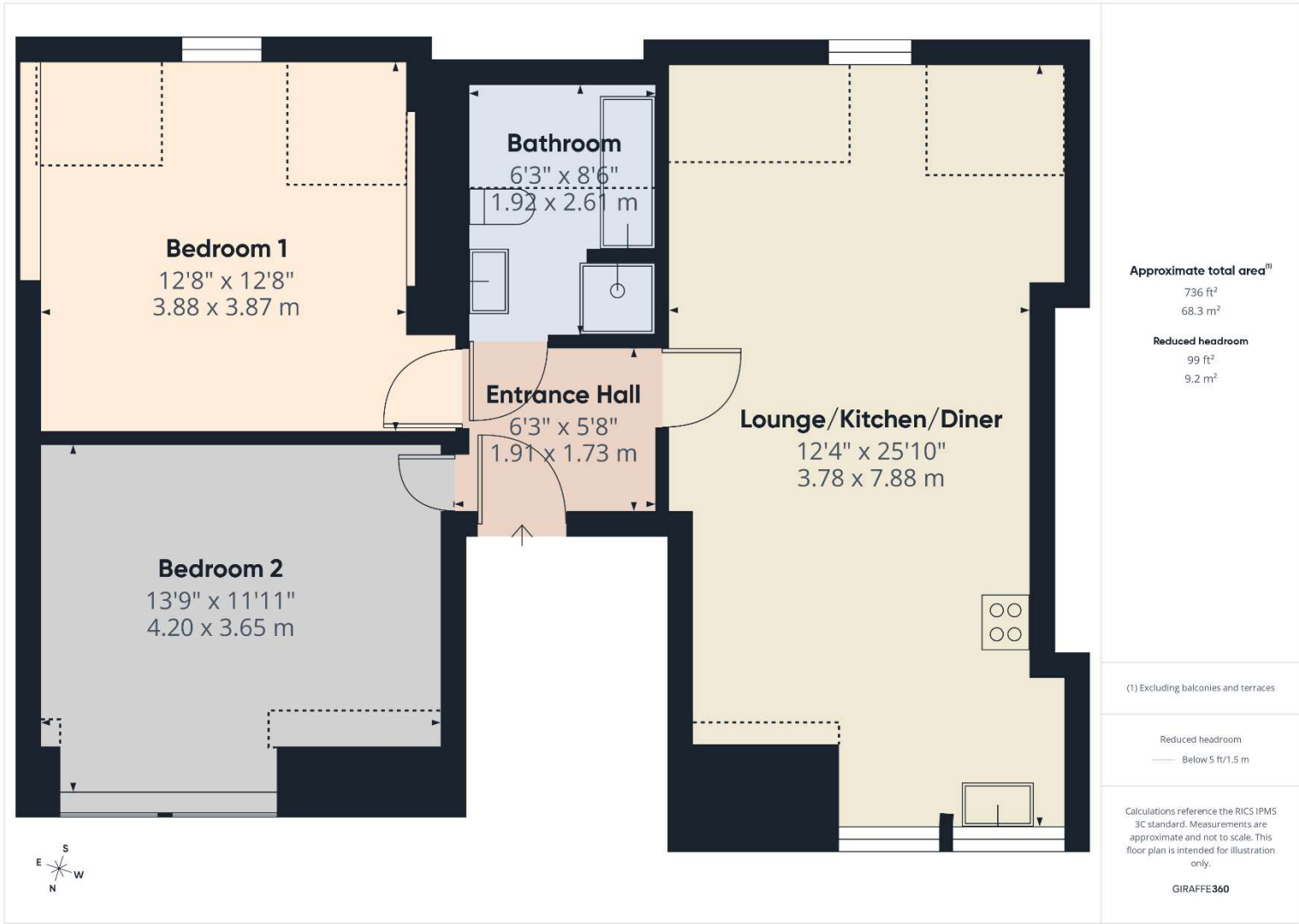


Have a property to sell or let?

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 out as a general guide only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our Bude office, proceed to the end of Queen Street and turn left into Princes Street. At Belle Vue, turn right onto Morwenna Terrace and then take the left-hand turning into Summerleaze Crescent. Continue for a short distance, where the property will be found on the right-hand side

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