

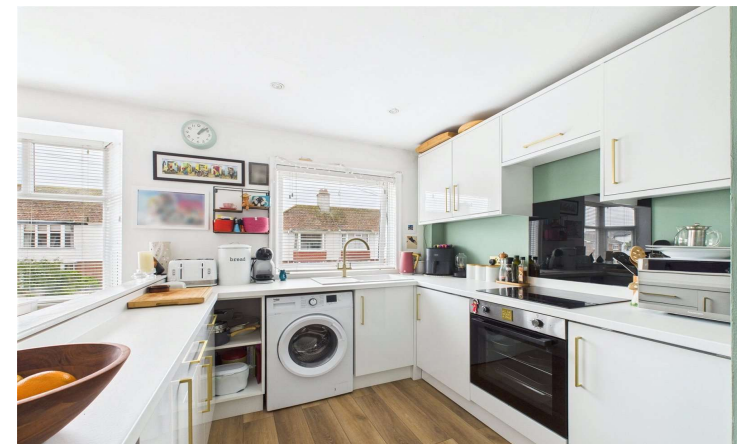


Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
64 Victoria Road
Bude
Cornwall
EX23 8RH

Asking Price: £220,000 Leasehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Flat 2, 64 Victoria Road, Bude, Cornwall, EX23 8RH



- 2 BEDROOMS
- FIRST FLOOR APARTMENT
- SUPERBLY PRESENTED THROUGHOUT
- WALKING DISTANCE OF CROOKLETS BEACH, GOLF COURSE AND TOWN CENTRE
- EPC RATING C
- COUNCIL TAX BAND A



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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Flat 2, 64 Victoria Road, Bude, Cornwall, EX23 8RH

Situated in a highly desirable location just a short walk from the town centre and local beaches, this beautifully presented two-bedroom first-floor apartment offers spacious and flexible living throughout. The property briefly comprises an open plan kitchen/lounge, 2 bedrooms and family bathroom. An ideal choice for first-time buyers, a holiday retreat, or a sound investment opportunity. EPC Rating – C. Council tax band – A.

Communal Entrance

Entrance Hall - 3'6" x 2'10" (1.07m x 0.86m)

Staircase leading to first floor.

First Floor Landing - 10'6" x 5'10" (3.2m x 1.78m)

Opening into living room/kitchen. Doors to bedrooms and bathroom.

Living Room/Kitchen - 18'2" x 11'2" (5.54m x 3.4m)

A superb light and airy reception space benefits from a kitchen window to the front elevation and a further bay window to front elevation. A fitted kitchen area comprises a range of base and wall mounted units with work surfaces over incorporating 11/2 composite sink drainer unit with mixer tap, induction hob, built in oven, integrated fridge and space for washing machine.

Bedroom 1 - 10'8" x 10'3" (3.25m x 3.12m)

Window to the rear elevation. Built in wardrobe.

Bedroom 2 - 9'2" x 7'3" (2.8m x 2.2m)

Window to the rear elevation.

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

Comprising an enclosed panel bath with mains fed shower over, low level WC and pedestal hand wash basin. Frosted window to the side elevation. Chrome heated towel rail.

Services - Mains electric, water and drainage.

EPC Rating - C

Council Tax Band - A

Tenure - Leasehold sold with approximately 120 years left. Ground rent £50 per annum.

Mobile Coverage

EE
Vodafone
Three
O2



Broadband

Basic
Ultrafast

15 Mbps
1000 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin



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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	69 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.

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.