Bond Oxborough Phillips

*Changing Lifestyles*

6 Pen Morvah
Bramble Hill
Bude
Cornwall
EX23 8GW

# Asking Price: £210,000

# Leasehold









01288 355 066
bude@boppproperty.com

6 Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW

- Immaculately Presented First Floor Apartment
- One Double Bedroom
- Select Retirement Development for the Over 60s
- Light and Well-Proportioned Accommodation
- Lift Access Within the Building
- Attractive Communal Gardens
- Owners' Lounge and Guest Suite
- 24-Hour Emergency Assistance
- Walking Distance to Bude Town Centre and Beaches











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**We are delighted to offer for sale this immaculately presented one-bedroom first-floor apartment, situated within a select retirement development for the over 60s.**

**The accommodation is light, well proportioned and thoughtfully arranged, offering comfortable and easy-to-manage living. The property is conveniently positioned within walking distance of Bude town centre, local amenities and the town's popular beaches.**

**Residents have the benefit of attractive communal gardens together with access to a welcoming owners' lounge and guest suite. Further features include lift access within the building and 24-hour emergency assistance.**

**An ideal opportunity for those seeking a well-presented home within a secure and well-regarded retirement development, close to the heart of Bude.**

**EPC Rating B. Council Tax Band C.**

**Pen Morvah is a McCarthy and Stone development for the over 60's built in 2018 and enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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.**

**Entrance Hall** - 5'8" x 7'1" (1.73m x 2.16m)

**Living/Dining Room** - 10'6" x 17'7" (3.2m x 5.36m)

**Kitchen** - 7'7" x 9'1" (2.3m x 2.77m)

**Bedroom** - 9'3" x 11' (2.82m x 3.35m)

**Shower Room** - 5'6" x 5'7" (1.68m x 1.7m)

**Outside** - Well maintained and landscaped communal gardens surrounding the building. Sections laid to lawn as well as mature shrubs and borders with seating areas. There is also use the mobility scooter storage and charging points available.

**Tenure** - Leasehold. The property is sold with a 999 year lease which commenced in 2018.

Service Charge: Approximately £404.36 per month.
Ground Rent - Approximately £495 per annum.
Reviewed annually.

The services charges include: Buildings insurance, water and drainage, electricity/heating and lighting of communal areas, development staff and emergency call system.

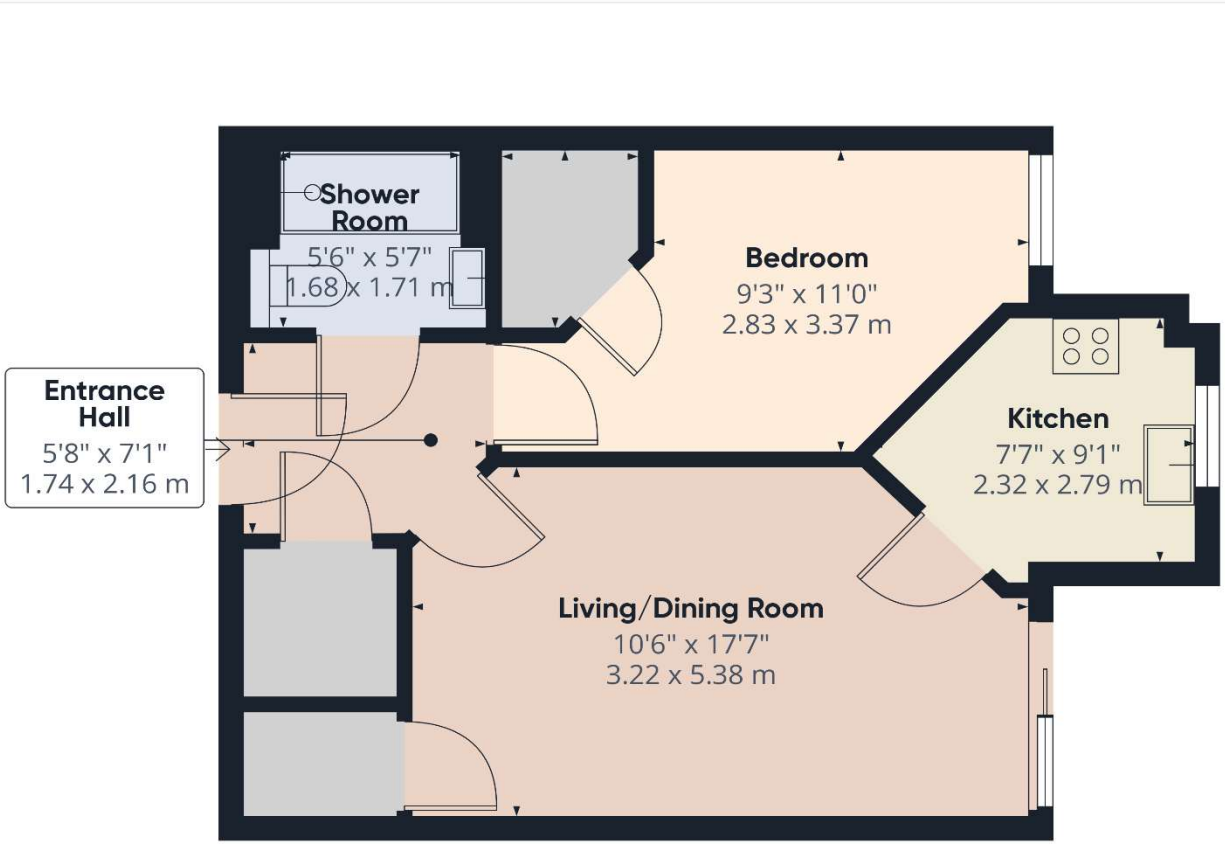
**Services** - Mains Water, Drainage and Electric.

**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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Approximate total area(1)

466 ft²

43.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the right hand turning into Bramble Hill and right again into Pathfields whereupon Pen Morvah will be found within a short distance on the right hand side with the main entrance accessed via the car park area.

## 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.

