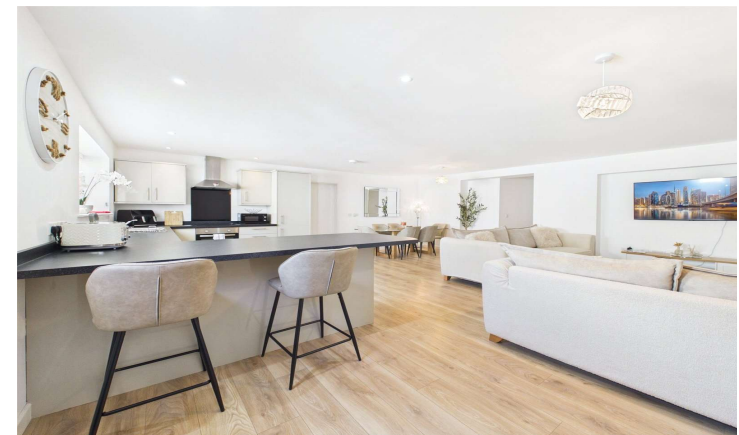




Bond
Oxborough
Phillips
Changing Lifestyles

An Treth
Burn View
Bude
Cornwall
EX23 8BY

Asking Price: £230,000
Leasehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

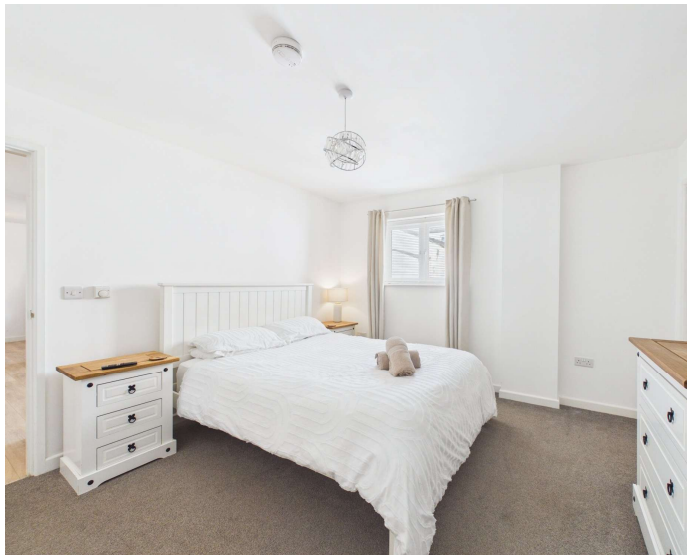
An Treth, Burn View, Bude, Cornwall, EX23 8BY



- Spacious two bedroom property
- Two double bedrooms
- Ensuite facilities to both bedrooms
- Superb open plan kitchen, dining and living area
- Modern fitted kitchen with breakfast bar
- Beautifully presented throughout
- Contemporary and neutral interior
- Convenient location within Bude
- Easy access to town centre and local amenities
- Popular beaches and coastline within easy reach
- Ideal permanent home, investment or lock-up-and-leave property
- EPC: TBC
- Council Tax Band: A



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 clifftop 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.



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An Treth, Burn View, Bude, Cornwall, EX23 8BY

An impressive and particularly spacious two bedroom property situated in a convenient position within Bude, offering beautifully presented and well proportioned accommodation throughout.

The real feature of the home is the superb open plan kitchen, dining and living space, creating a bright and sociable heart to the property. The modern fitted kitchen incorporates a range of sleek units, ample work surfaces, integrated appliances and a generous breakfast bar, while the adjoining dining and living areas provide excellent space for both everyday living and entertaining.

There are two well proportioned double bedrooms, both enjoying their own ensuite facilities. The principal bedroom is particularly generous and benefits from a spacious ensuite shower room, while the second bedroom is also a comfortable double with access to a further ensuite bathroom.

Located within Bude, the property is ideally positioned for access to the town centre, local shops, supermarkets, restaurants and everyday amenities, while the town's popular beaches, canal and stunning North Cornish coastline are also within easy reach.

A stylish and deceptively spacious home which would make an excellent permanent residence, lock-up-and-leave property or investment opportunity, and an internal viewing is strongly recommended to fully appreciate the accommodation on offer.

Kitchen/Living Area - 20'4" x 21'1" (6.2m x 6.43m)

Bedroom 1 - 12'7" x 11'8" (3.84m x 3.56m)

Ensuite 1 - 7'6" x 11'3" (2.29m x 3.43m)

Hallway - 9'2" x 3' (2.8m x 0.91m)

Bedroom 2 - 15'3" a 8'6" (4.65m a 2.6m)

Ensuite 2 - 9'8" x 6'2" (2.95m x 1.88m)

Outside - Approached by access lane.

EPC - Rating TBC.

Council Tax - Band A.

Tenure - Leasehold. The property is sold with a 999-year lease which commenced in 1999.
Service Charge: Approximately £300 per annum.

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.





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.

Approximate total area⁽¹⁾
853 ft²
79.3 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.

GIRAFFE360

EPC:TBC



Directions

From the Bude office by foot, turn right towards the top of Queen Street. Go straight ahead onto the lane after a short distance An Treth will be found on the right hand side.