Bond Oxborough Phillips

Changing Lifestyles

57 Treleven Road
Bude
Cornwall
EX23 8SA

Asking Price: £185,000

Leasehold







01288 355 066
bude@boppproperty.com

57 Treleven Road, Bude, Cornwall, EX23 8SA

- Well-Presented Two-Bedroom Apartment
- Convenient Residential Location in Bude
- Modern Open-Plan Kitchen/Living Room
- Contemporary Fitted Kitchen with Breakfast Bar
- Two Well-Proportioned Bedrooms
- Private Entrance with Ground Floor Porch
- Generous Outside Space
- Low-Maintenance Artificial Lawn
- Raised Decked Seating Area
- Off-Road Parking
- Easy Reach of Bude Town Centre and Beaches











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Situated in a convenient residential location along Trevelen Road in the popular coastal town of Bude, this well-presented two-bedroom first-floor apartment offers stylish and contemporary accommodation, complemented by the added benefits of off-road parking and a generous outdoor space.

Accessed via its own entrance porch with stairs leading to the first floor, the accommodation opens into a central entrance hallway providing access to all rooms. The standout feature of the property is the impressive open-plan kitchen/living room, a bright and inviting space ideal for both relaxing and entertaining. The modern kitchen is fitted with a range of sleek, contemporary units, integrated appliances and contrasting work surfaces, together with a breakfast bar providing a sociable dining area. The living area offers ample space for comfortable furnishings, with attractive wood-effect flooring and plenty of natural light creating a welcoming atmosphere. The apartment further benefits from two well-proportioned bedrooms, completing the accommodation is a stylish, fully tiled family bathroom, fitted with a modern suite comprising a bath with shower over, wash hand basin with vanity storage and WC.

Externally, the property enjoys the valuable advantage of a generous outdoor area, featuring a low-maintenance artificial lawn, a raised decked seating area and additional space for outdoor furniture. A substantial hardstanding area provides off-road parking, a particularly appealing feature for a property of this nature.

Combining modern interiors, practical accommodation and excellent outside space, this attractive apartment presents a fantastic opportunity for those seeking a comfortable home, coastal retreat or investment property within easy reach of Bude's town centre, local amenities and beautiful beaches. Viewing is highly recommended.

The property is situated in a convenient position within walking distance of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of watersports and leisure activities together with many breathtaking cliff top 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 a convenient access to the A39 North Devon Link Road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

Entrance Porch

Entrance Hall - 3'7" x 15'9" (1.1m x 4.8m)

Kitchen/Living Room - 24'4" x 10' (7.42m x 3.05m)

Bedroom 1 - 8'5" x 13'10" (2.57m x 4.22m)

Bedroom 2 - 8'7" x 9'3" (2.62m x 2.82m)

Bathroom - 5'5" x 7'6" (1.65m x 2.29m)

Outside - The property benefits from pedestrian access leading to the front entrance, with a pathway continuing around the side to the garden. The generous outside space offers a combination of artificial lawn and hardstanding areas, providing ample off-road parking for multiple vehicles. The garden is bordered by mature trees, shrubs and fencing and features a raised timber decked area ideal for outdoor seating and entertaining. There is also a useful timber storage shed, with the outdoor space offering plenty of potential for further landscaping and improvement.

Services - Mains gas, electric and drainage.

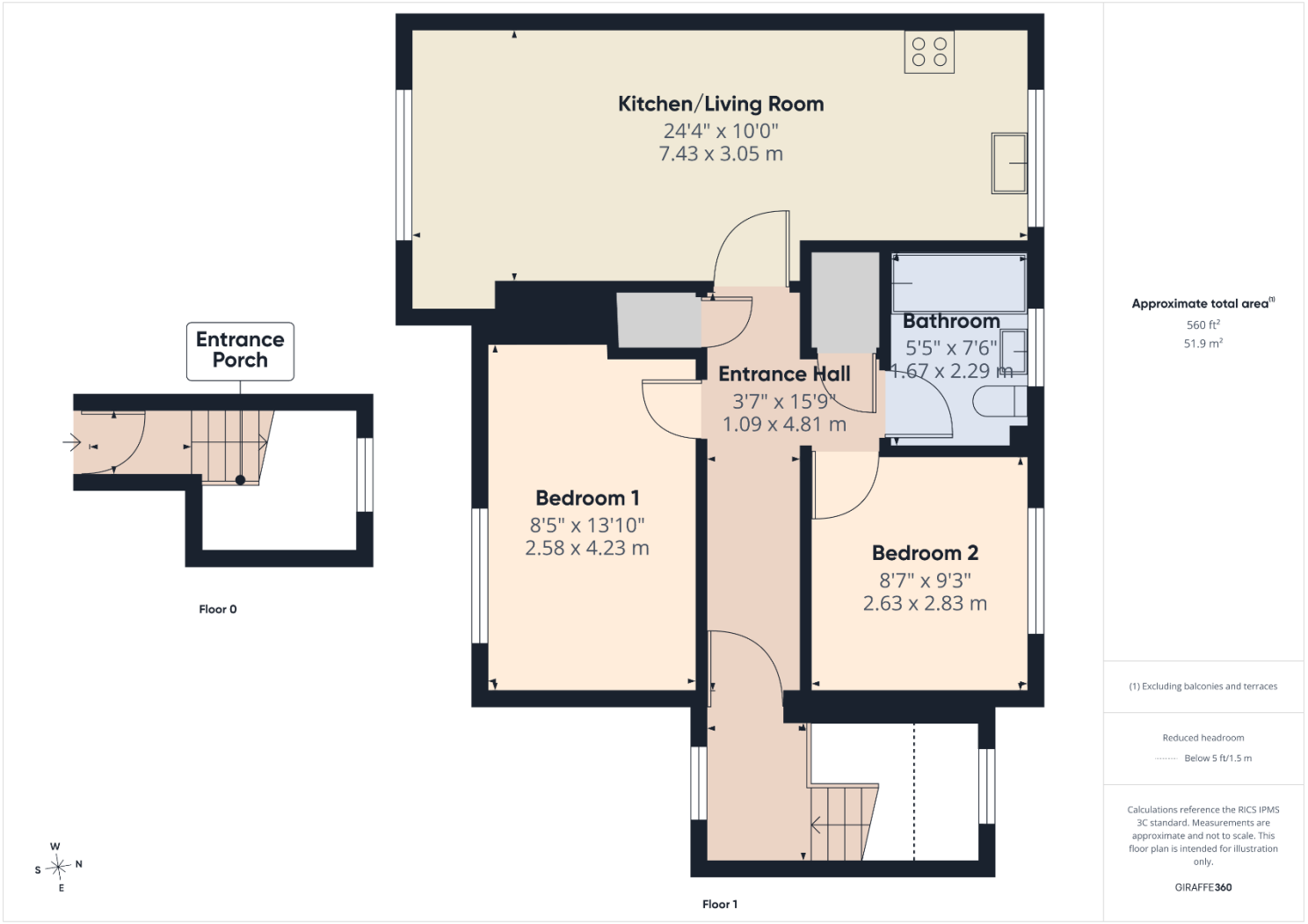
Tenure - Leasehold - with a remaining balance of a 125 year lease which commenced on 24th April 2017. Ground Rent is £10 per annum and service charge is £200 per annum.

EPC - Rating C.

Council Tax - Band A.

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Directions

From Bude town centre proceed out of the town towards Stratton, passing the Esso petrol station on the left hand side into Stratton Road, rising up the hill and take the right hand turning into Treleven Road opposite the secondary school. Continue towards the end of the road and take the left hand turn continuing into Trevelen Road, follow along this road and number 57 will be found at the end on the left 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.

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.

