Bond Oxborough Phillips

Changing Lifestyles

8 The Octagon
Strand
Bude
Cornwall
EX23 8RA

Asking Price:£215,000

Leasehold

Changing Lifestyles

01288 355 066
bude@boppropertyy.com

8 The Octagon, Strand, Bude, Cornwall, EX23 8RA

- 2 BEDROOM
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING AREA WITH BALCONY
- WALKING DISTANCE TO LOCAL AMENITIES AND BEACHES
- CENTRAL LOCATION
- GAS FIRED CENTRAL HEATING

Situated within a short distance of the popular coastal town this 2 bedroom first floor apartments benefits from underfloor heating throughout with fantastic views across the River Neet and surrounding countryside. Offering versatile accommodation, an allocated off road parking space and balcony. The residence would be well suited as an investment property whilst equally appealing as a comfortable home. EPC rating B. Council Tax Band A.

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Bude itself is a popular coastal town providing an extensive shopping area for its local inhabitants and with its surrounding hinterland attracting a wide influx of holiday makers throughout the summer season generating further trade. The premises are ideal for a wide range of retail purposes whilst boasting considered potential for alteration to other uses subject to any necessary local authority consents. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole Links Golf Course and fully equipped leisure centre. The bustling 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 Hall - Communal hall and stairwell to first floor.

Kitchen/Dining Area. - 19'1" (5.82) (Max) x 10'3" (3.12) (Max)
A light open plan room comprising a modern kitchen with a range of matching base and wall mounted cupboard and work surfaces over incorporating a single sink drainer unit and integrated Neff dishwasher. Built in cooker with 4 ring electric Neff hob and Neff extractor hood over. Built in fridge-freezer. Space and plumbing for washing machine. Windows to Rear elevation.

Living Area - 10'11" x 5'5" (3.33m x 1.65m)
Windows overlooking Bude Rugby, Wetland Reserve, river Neet. Doors leading to the balcony, with seating space perfect for alfresco dining.

Bedroom 1 - 10'10" x 8'6" (3.3m x 2.6m)
Window to rear and side elevation. Built in cupboard. Door to en-suite shower room.

En-suite - 4'8" x 5'4" (1.42m x 1.63m)
Modern en-suite includes enclosed shower cubicle with mains fed shower over, low flush WC, wall mounted hand wash basin and a wall mounted towel rail. Extractor fan.

Bedroom 2 - 11'2" x 7'10" (3.4m x 2.4m)
Window to side elevation.

Bathroom - 5'6" x 4'8" (1.68m x 1.42m)
Comprising a panel bath with mains fed shower over and shower screen, concealed cistern WC and wall mounted hand wash basin. Chrome heated towel rail. Extractor fan.

Outside - Allocated off road parking space can be found in the car port, with the apartment number clearly displayed.

Tenure - The property has the remainder of a 125 year lease granted in March 2006 and has a 10th share of the freehold. Service and maintenance charge is set by the owners committee with the management company at approximately £111.00 per calendar month.

EPC - Rating B.

Council Tax Band - A.

Mobile Coverage		Broadband	
EE	●	Basic	18 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

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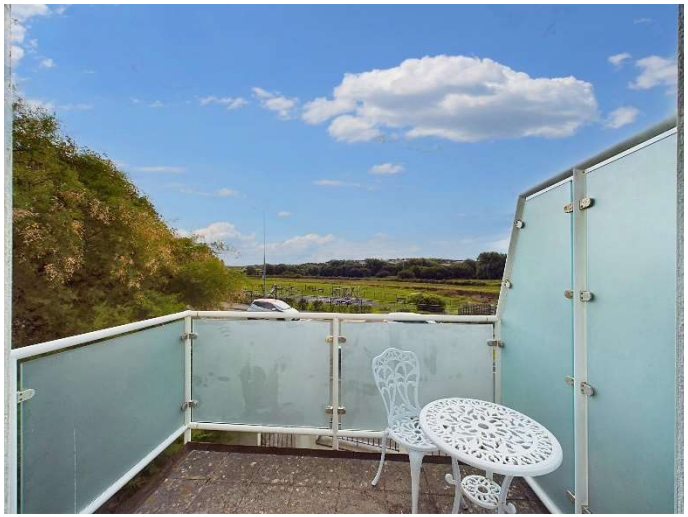
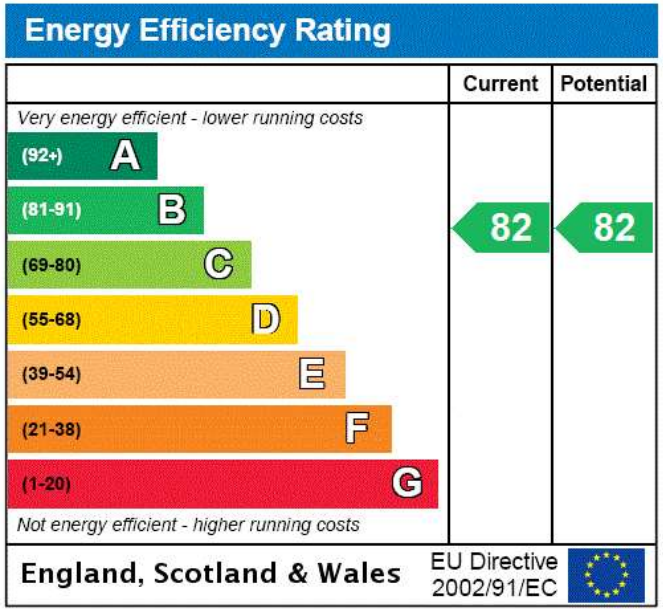


Directions

From Bude town centre proceed along The Strand and The Octagon will be found on the left hand side just before the mini-roundabout.



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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.

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