



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

Flat 1  
Maymyo  
46 Kings Hill  
Bude  
Cornwall  
EX23 8QH

**Asking Price: £190,000**  
**Leasehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@bopproperty.com**

Flat 1, Maymyo, 46 Kings Hill, Bude, Cornwall, EX23 8QH



- 1 BEDROOM
- GROUND FLOOR APARTMENT
- SITUATED WITHIN WALKING DISTANCE OF THE CANAL AND TOWN CENTRE.
- ALLOCATED PARKING SPACE
- ENCLOSED COURTYARD GARDEN
- USEFUL SECURE STORAGE AREA



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An opportunity to acquire a well presented and spacious 1 bedroom ground floor flat enjoying the sought after location within walking distance of canal, town centre and popular beaches. The property offers comfortable living space throughout with the benefit of gas fired central heating complemented by double glazed windows. To the outside, the property offers an enclosed courtyard garden, allocated single parking space and useful secure storage. EPC Rating - C, Council Tax band - A.

The apartment enjoys a convenient situation lying approximately 10 minutes walk from the beaches and the centre of this popular coastal town supporting 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 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 A39 North Devon Link Road provides convenient access to Barnstaple, Tiverton and the M5 motorway. The town of Okehampton lying on the fringes of Dartmoor National Park is some 30 miles and the A30 provides a link to the City of Exeter with its airport, Intercity Railway Networks and motorway links etc.

## Entrance Hall

## Kitchen / Dining Room - 10'11" x 14'3" (3.33m x 4.34m)

A fitted range of wall and base mounted units with work surfaces incorporating a 1 ½ stainless steel sink/drain unit with mixer tap, 4 ring gas cooker with extractor hood over. Built in electric 'Electrolux' oven and dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Ample space for dining table and chairs.

## Living Room - 9'8" x 12'8" (2.95m x 3.86m)

Light and airy reception room with French doors leading to the enclosed courtyard.

## Bedroom - 10'9" x 11' (3.28m x 3.35m)

Double bedroom with window to front elevation.

## Bathroom - 8'11" x 9'5" (2.72m x 2.87m)

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

**Tenure** - A remainder of a 999 year lease, granted in 2005, with a share of the freehold. The service charge is £500 per annum at the current time.

**Services** - Mains electric, drainage, gas and water.

**EPC** - Rating C.

**Council Tax** - Band A.

### Mobile Coverage

EE  
Vodafone  
Three  
O2



### Broadband

Basic  
Superfast

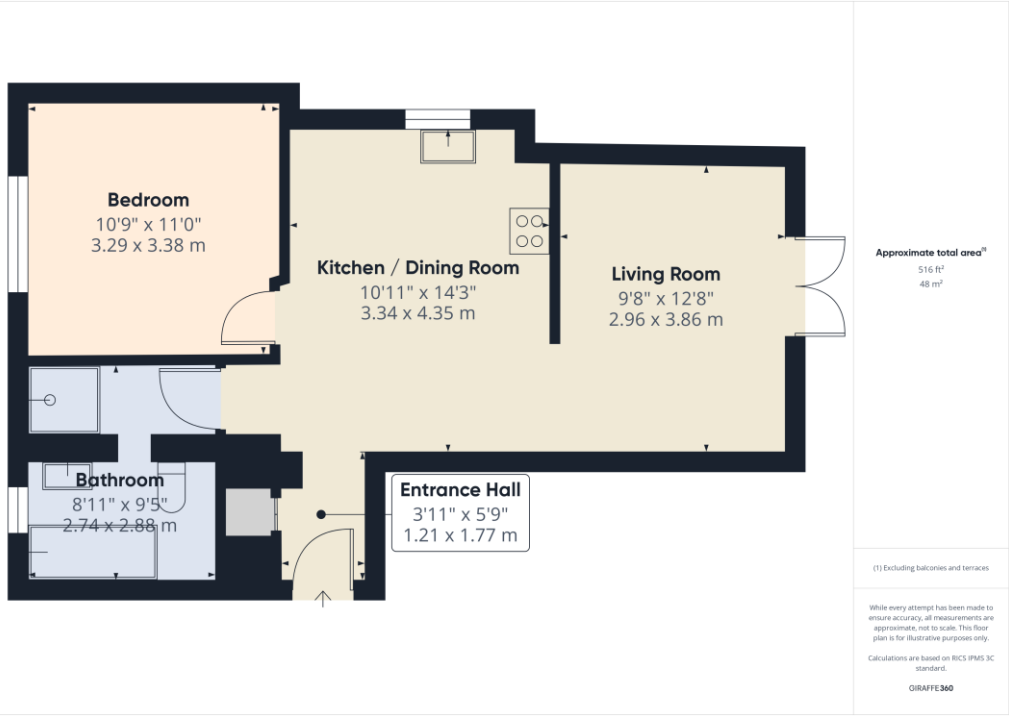
14 Mbps  
80 Mbps

### Satellite / Fibre TV Availability

BT  
Sky  
Virgin



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## Directions

Heading out of Bude along The Strand continue to the mini roundabout, turning left along Bencoolen Road, after passing the Shell Fuel Station turn right into Kings Hill and follow the road up the hill whereupon Maymyo will be found on the right hand side. The entrance to Flat 1 will be found at the front of the building.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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