



Bond
Oxborough
Phillips

Changing Lifestyles

14 Canalside
Higher Wharf
Bude
Cornwall
EX23 8GY

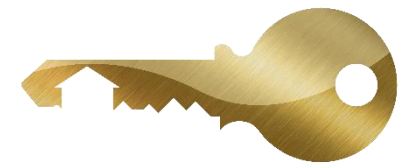
Asking Price: £595,000
Share of Freehold



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- 3 BEDROOM (1 ENSUITE)
- SECOND FLOOR DUPLEX APARTMENT
- EXCLUSIVE DEVELOPMENT OF 14 LUXURY RESIDENCES WITH LIFT ACCESS
- STUNNING CANALSIDE LOCATION
- WALKING DISTANCE FROM BEACHES AND TOWN CENTRE
- SUPERBLY PRESENTED ACCOMMODATION THROUGHOUT
- UNDER FLOOR HEATING
- OFF ROAD PARKING
- COMMUNAL EV CHARGING
- VIDEO INTERCOM SYSTEM



Enjoying superb views overlooking the canal, an exciting opportunity to acquire an immaculately presented 3 bedroom (1 ensuite), top floor duplex apartment in this exclusive development of 14 luxury residences with a lift. The residence offers spacious accommodation with underfloor heating throughout, a modern open plan living/kitchen/dining area and balcony affording a superb waterside vista and a great spot to enjoy the local wildlife. Off road parking space with communal EV charger. EPC C. Council tax Band D.



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Canalside is an exclusive development comprising 14 luxury residences situated with fantastic waterside views over the Bude Canal and just a short walk from Summerleaze Beach and the popular town centre. Bude supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty, open air sea pool and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



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Communal Entrance Hall - Video intercom call system on outside of building. Staircase and lift leading to second floor.

Entrance Hall - Engineered Oak wood flooring with underfloor heating. Built in cupboard housing underfloor heating manifolds. Staircase leading to first floor.

Lounge/Dining Room - 12'1" x 22'4" (3.68m x 6.8m)

A bright and spacious reception area with feature double height ceiling and built in Velux windows with double glazed sliding doors leading to balcony and additional door to a Juliet Balcony enjoying a spectacular outlook over the Bude canal. Ample space for dining table and chairs. Engineered Oak flooring with underfloor heating.

Kitchen/Breakfast Room - 10'2" x 13'9" (3.1m x 4.2m)

A superbly fitted kitchen comprising a range of base and wall mounted units with Corian work surfaces over incorporating inset stainless steel 1 1/2 sink unit, built in AEG appliances including 4 ring induction hob, high level double oven and dishwasher. Built in fridge and freezer and wine cooler.

Bedroom 1 - 10'10" x 17'8" (3.3m x 5.38m)

Light and airy double bedroom with windows to front elevation, engineered Oak flooring and underfloor heating. Door to:

Ensuite Bathroom - 5'11" x 7' (1.8m x 2.13m)

A fully Porcelenosa tiled suite with 'Roca' bathroom fittings comprising panel enclosed bath with mains fed drench shower over, concealed cistern WC, wall hung vanity wash hand basin, heated towel rail and fitted LED mirror cabinet.

First Floor Landing - Large landing area with access to under eaves storage area providing useful storage and housing the pressurised hot water cylinder, electric boiler and underfloor heating manifolds. Fitted Velux window to side elevation.

Bedroom 2 - 12'10" x 11'9" (3.9m x 3.58m)

Spacious double bedroom with twin Velux windows to rear elevation enjoying views across the canal and the town centre of Bude. Built in storage cupboard. Underfloor heating.

Bedroom 3 - 9'7" x 11'3" (2.92m x 3.43m)

Large double bedroom with double glazed windows to front elevation. Underfloor heating with built in storage cupboard.

Bathroom - 7'7" x 5'7" (2.3m x 1.7m)

A fully Porcelenosa tiled suite with 'Roca' bathroom fittings comprising panel enclosed bath with mains fed drench shower over, concealed cistern WC, wall hung vanity wash hand basin, heated towel rail and fitted LED mirror cabinet.

Tenure - Remainder 999 year lease with a 1/14 share of the freehold.

An annual service charge approximately £2068.29 per annum which includes maintenance of lift, communal and outside areas, monthly window cleaning, insurance, fire alarm checks, etc. Costs are reviewed annually in November.

Services - Mains Water, drainage and electricity. Underfloor heating throughout. Cat 5 media cable throughout property in all rooms for direct access to internet. Broadband is direct FTTP.

EPC - Rating C

Council Tax - Band E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre, proceed along The Strand towards Stratton. Upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right hand side whereupon just after Pentyre Court the access lane will be found on the left leading to the Canalside Apartments.

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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We are here to help you find and buy your new home...

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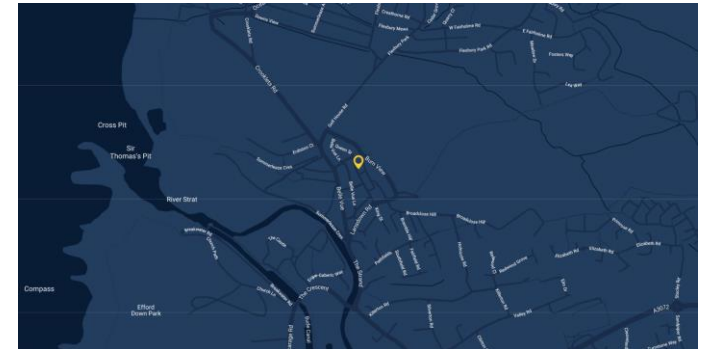
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
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