



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

8 Piran Heights  
Upton  
Bude  
Cornwall  
EX23 0LY

**Asking Price: £350,000**  
**Leasehold**



**Changing Lifestyles**

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

8 Piran Heights, Upton, Bude, Cornwall, EX23 0LY



- FIRST FLOOR APARTMENT
- 2 BEDROOMS ( 2 EN-SUITE)
- GARAGE AND OFF ROAD PARKING SPACE
- BALCONY WITH SPECTACULAR SEA AND COUNTRYSIDE VIEWS
- GAS CENTRAL HEATING
- NO ONWARD CHAIN



**Enjoying a spectacular position with superb far reaching views along the North Cornish coast and open sea beyond is this well presented 2 bedroom first floor apartment with balcony and garage.**

**Offering versatile accommodation throughout, comprising of an entrance hall, kitchen/lounge, 2 bedrooms and 2 ensuites. To the rear of the property is a good sized single garage providing parking and further storage. EPC Rating – C. Council Tax Band – D.**



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The property occupies a prime position within Upton and is within walking distance of Bude town centre, beach and coast path. This popular coastal town of Bude supports 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 Porch** - Window to side elevation. Access to lift.

**Entrance Hall** - UPVC half glazed door giving access to rear fire escape communal deck and window to side elevation. Doors to 2 bedrooms and open plan kitchen/lounge.

**Kitchen/Dining/Living Room** - 18' x 19'8" (5.49m x 6m)

This open plan kitchen/diner/lounge benefits from 2 windows to the side elevation and sliding doors to the front elevation with far reaching sea views. The kitchen comprises a range of base and wall units with laminate worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for freestanding cooker with extractor hood over and washing machine. Integrated under counter fridge and freezer. Large island providing further worktop space and storage. Ample space for a dining table. The lounge offers a great deal of space for a large suite. Sliding doors to the balcony.

**Balcony** - 19' x 5'7" (5.8m x 1.7m)

The balcony enjoys far reaching coastline and countryside views while providing the perfect space for al fresco dining.

**Bedroom 1** - 10'7" x 12' (3.23m x 3.66m)

Window to side elevation. Built in wardrobe. Door to ensuite.

**En-Suite** - 6'7" x 5'4" (2m x 1.63m)

Comprising a large walk-in shower with mains fed shower over, low level WC and pedestal hand wash basin. Extractor fan. Light and shaver point.

**Bedroom 2** - 7'5" x 8'8" (2.26m x 2.64m)

Window to side elevation. Built in wardrobe. Door to ensuite.

**En-Suite** - 6'8" x 4'4" (2.03m x 1.32m)

Comprising an low level WC, pedestal hand wash basin and shower cubicle with mains fed shower over. Extractor fan. Light and shaver point.

**Garage** - Up and over door to the front. Light and power connected. Loft access.

**Outside** - Ample parking to the rear of the property and communal lawns to the front.

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

**Tenure** - Leasehold. A 999 year lease was granted in 2002. The current vendors have advised the maintenance and service charge is approximately £2325.00 per annum.

**Agents Note** - Please be aware a lift can provide direct access into the property.

PLEASE NOTE:  
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.

**Council Tax** - Band D

**EPC** - Rating C.

Mobile Coverage		Broadband	
EE	●	Basic	9 Mbps
Vodafone	●	Superfast	47 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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## Directions

From Bude town centre, proceed out of the town along The Strand, turning right at the mini-roundabout towards Widemouth Bay. Continue along this road for approximately 1 mile and upon reaching Upton turn left whereupon Piran Heights will be found within a short distance 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.

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

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