

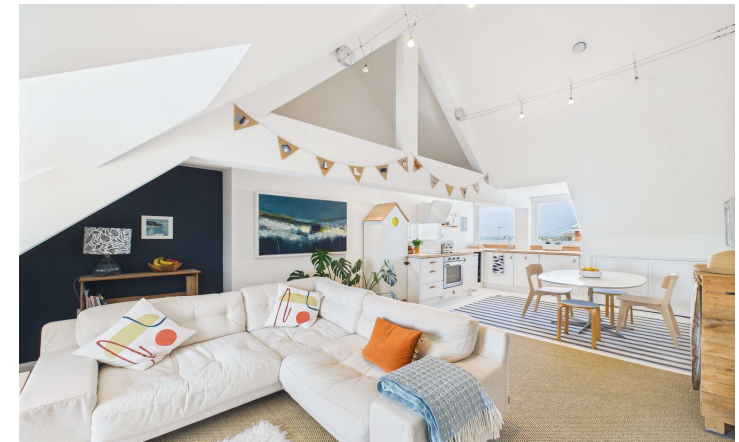


Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 3
8 Summerleaze Crescent
Bude
Cornwall
EX23 8HH

Asking Price: £225,000
Share of Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Apartment 3, 8 Summerlease Crescent, Bude, Cornwall, EX23 8HH



- Prime coastal location just moments from Summerlease Beach
- Spacious top floor apartment within a well-maintained period building
- Two generous double bedrooms
- Bright and airy open-plan living/kitchen/dining area
- Contemporary fitted bathroom with enclosed shower
- Allocated parking space to the rear with EV charging point
- 1/5 share of freehold
- Ideal for main residence, second home or long term let
- Easy walking distance to Bude town centre, canal, and coastal path
- EPC: C
- Council Tax Band: D



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Apartment 3, 8 Summerleaze Crescent, Bude, Cornwall, EX23 8HH

Occupying an enviable position just moments from Bude's iconic Summerleaze Beach, this bright and spacious 2 bedroom top floor apartment offers a fantastic opportunity for coastal living.

Tucked away in a well-maintained period conversion of just five apartments, this charming home enjoys an elevated vantage point with glimpses toward the sea. The property offers a spacious and well-balanced layout, including two generously proportioned double bedrooms, a large open-plan living/kitchen/dining space, and a modern fitted bathroom.

The apartment benefits from its own allocated parking space to the rear, complete with a convenient EV charging point, and a 1/5 share of the freehold, contributing to low service charges and a greater say in building management.

This stylish seaside retreat is ideal as a main residence, a bolt-hole by the coast, or an investment opportunity, with Bude's shops, restaurants, canal walks and beaches all just a short stroll away.

Communal Entrance Porch

Communal Entrance Hall

Second Floor

Entrance Hall - 6'3" x 5'7" (1.9m x 1.7m)

Lounge/Kitchen/Diner - 25'9" x 12'6" (7.85m x 3.8m)

Bedroom 1 - 12'11" x 12'7" (3.94m x 3.84m)

Bedroom 2 - 13'10" x 12'1" (4.22m x 3.68m)

Bathroom - 8'10" x 6'3" (2.7m x 1.9m)

Services - Mains gas, electric, water and drainage.

Tenure - Leasehold Balance of 999 year lease. One fifth share of the Freehold. Service charge is £75 per month. Holiday letting and pets are prohibited.

Council Tax - Band D

EPC - Rating C

Anti Money Laundering - 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.

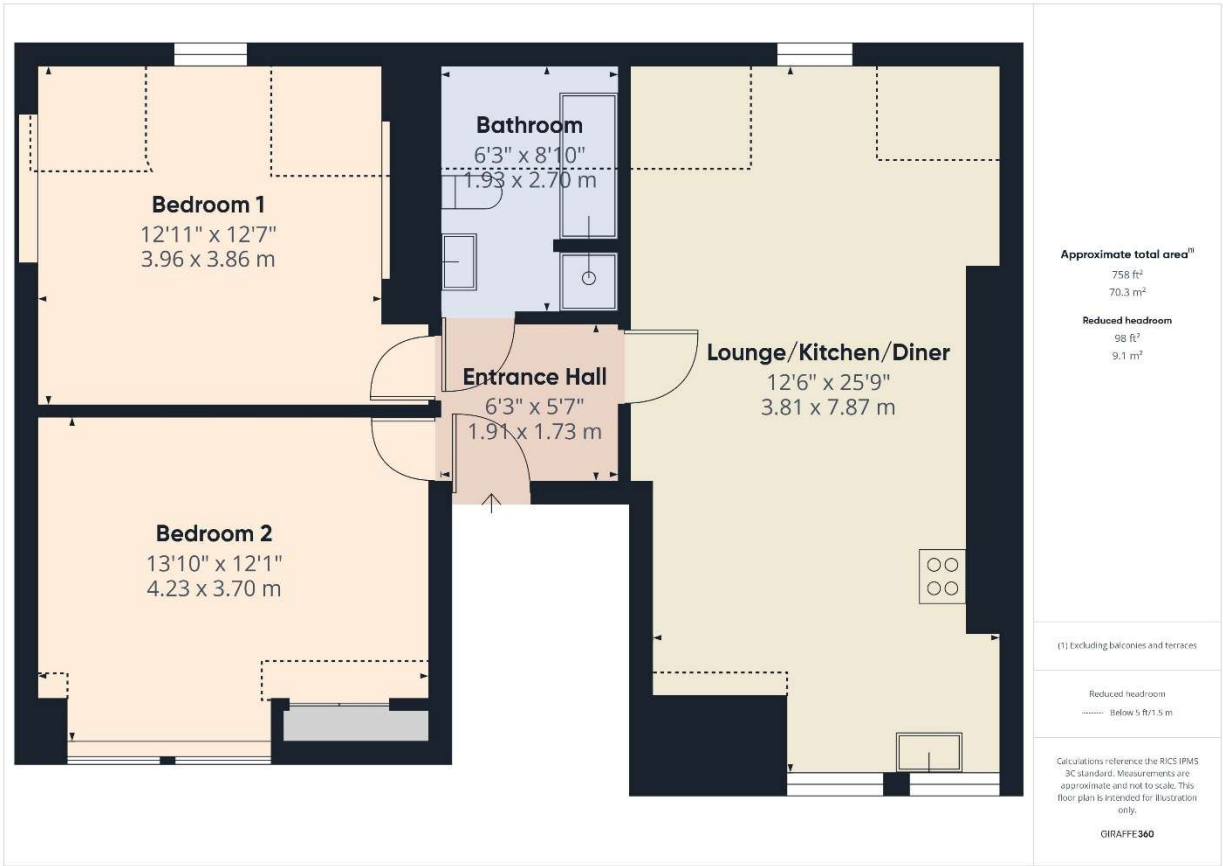
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Directions

From our Bude office turn right towards the end of Queen Street and then left into Princes Street towards the Post Office. Upon reaching Belle Vue take the right hand turning along Morwenna Terrace, followed by a left into Summerleaze Crescent whereupon the property will be found after a short distance on your right 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		