Bond Oxborough Phillips

Changing Lifestyles

Apartment 4
Northshore Apartments
57 Killerton Road
Bude
Cornwall
EX23 8EW

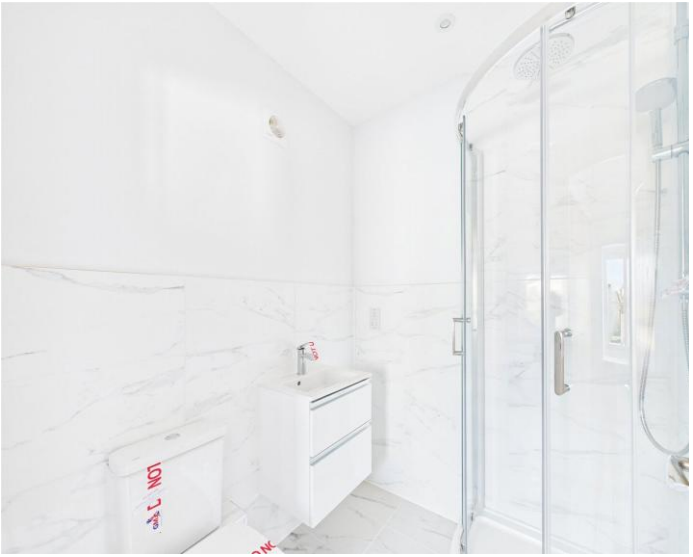
Asking Price: £225,000
Leasehold

Changing Lifestyles

01288 355 066
bude@bopproperty.com

Apartment 4, Northshore Apartments, 57 Killerton Road, Bude, Cornwall, EX23 8EW

- 2 BEDROOMS (1 ENSUITE)
- FIRST FLOOR APARTMENT
- PLEASANT VIEWS
- GENEROUS RECEPTION ROOM
- WALKING DISTANCE TO BEACHES AND LOCAL AMENITIES
- OFF ROAD PARKING
- EPC RATING – D
- COUNCIL TAX BAND - B
- EPC: D



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Situated within the sought-after Northshore Apartments on Killerton Road, this stylish first floor apartment offers modern living in a prime location close to Bude's beaches and town centre. The accommodation comprises a welcoming entrance hall, a spacious open-plan lounge/dining area filled with natural light, and a contemporary fitted kitchen with integrated appliances.

There are two well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, alongside a further modern family bathroom. The property is designed with a bright and airy feel, featuring clean, neutral décor, making it a perfect blank canvas for personalisation.

Located on the first floor (please note there is no lift access), this apartment represents an excellent opportunity for those seeking a permanent home, a low-maintenance coastal retreat, or an investment property in one of North Cornwall's most desirable seaside towns. EPC rating D. Council Tax band B.

Location

Killerton Road enjoys a convenient and central location within 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. Its three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of watersports and leisure activities together with many breath taking cliff to coastal walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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. The town of Okehampton lying on the fringes of Dartmoor National Park is some 35 miles and links to the A30 which connects in turn to the Cathedral City of Exeter with its airport, Intercity railway network and motorway links etc.

Communal Entrance Hall

Entrance Hall - 15' x 4'1" (4.57m x 1.24m)

Lounge/Dining Area - 18'5" x 14'8" (5.61m x 4.47m)

Kitchen - 12'4" x 7' (3.76m x 2.13m)

Bedroom 1 - 12'7" x 9'7" (3.84m x 2.92m)

Bedroom 2 - 10'1" x 9'5" (3.07m x 2.87m)

Ensuite - 5'8" x 5'3" (1.73m x 1.6m)

Bathroom - 7'10" x 6' (2.4m x 1.83m)

Outside - A communal garden to the front of the property is mainly laid to lawn with flower beds bordering. To the side of the property is a large gravelled area providing off road communal parking.

EPC Rating - D

Council Tax Band - B

Services - Mains water, electric and drainage. Electric central heating.

Agents Note - The lease has a reminder of 997 years and the owner will also have 1/6 of a share of the freehold. Service and maintenance charges to be confirmed. The property also benefits from a reminder of a 10 year build warranty.

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.

Mobile Coverage		Broadband	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	38 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

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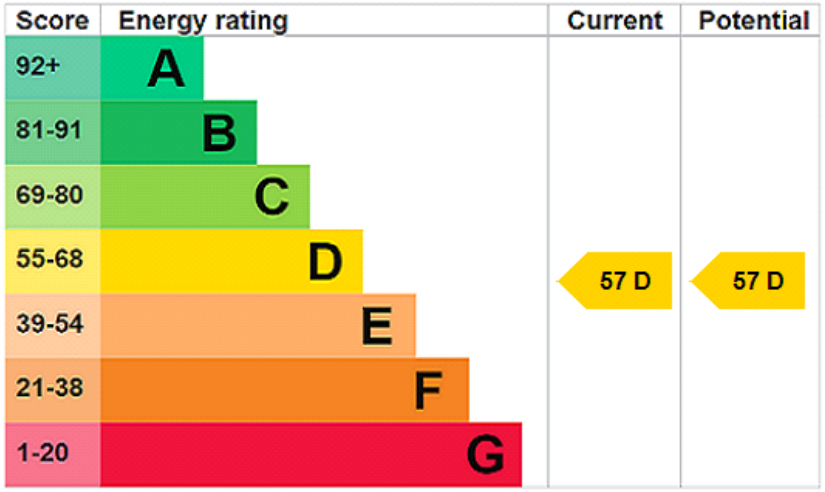
Have a property to sell or let?

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.

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.



Directions

From Bude town centre proceed along The Strand and at the mini-roundabout take the first turning into Bencoolen Road, then take the first left hand turning into Killerton Road, Contuine to the top of this road whereupon Northshore will be found on the left hand side with a Bond Oxborough Phillips For Sale board clearly displayed.

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