



Bond
Oxborough
Phillips

Changing Lifestyles

6 Piran Heights
Upton
Bude
Cornwall
EX23 0LY

Asking Price: £349,950

Leasehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

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



- Superb first-floor apartment enjoying sea and countryside views
- Spacious living/dining room with access to private balcony
- Modern fitted kitchen with integrated appliances
- Two bedrooms, both with built-in wardrobes
- Contemporary bathroom with mains-fed shower
- Gas-fired central heating and double glazing
- Large single garage with light and power
- Additional communal parking and well-kept lawns
- Walking distance of Bude town, beaches, and coastal path
- Ideal main home, coastal retreat, or investment property



Occupying a superb position in the sought-after coastal hamlet of Upton, this beautifully presented first-floor apartment enjoys wonderful far-reaching views across the coastline and surrounding countryside.

The accommodation offers a light and airy feel throughout, comprising a welcoming entrance hall with useful storage, a modern fitted kitchen with integrated appliances, and a spacious dual-aspect living/dining room with sliding doors opening onto a private balcony – the perfect spot to enjoy a Cornish sunset.



There are two bedrooms, both with fitted wardrobes, and a contemporary bathroom with a mains-fed shower over the bath. Outside, the property benefits from a good-sized single garage with light and power connected, along with additional communal parking and gardens to the front.

Positioned within walking distance of Bude's town centre, beaches, and scenic coastal path, 6 Piran Heights offers an ideal opportunity for those seeking a permanent residence, coastal retreat, or investment in one of North Cornwall's most desirable locations.

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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 Hall - 10'6" x 8'8" (3.2m x 2.64m)

Kitchen - 6'5" x 8'8" (1.96m x 2.64m)

Living/ Dining Room - 17'4" x 10'4" (5.28m x 3.15m)

Balcony - 18'3" x 11'7" (5.56m x 3.53m)

First Floor Landing

Bedroom 1 - 11'3" x 8'10" (3.43m x 2.7m)

Bedroom 2 - 6'5" x 9'4" (1.96m x 2.84m)

Bathroom - 5'6" x 10'11" (1.68m x 3.33m)

Garage

Outside - To the front of the property are well-tended communal lawns providing an attractive approach to the building. To the rear, a private garage offers secure parking and useful storage, with additional visitor parking available nearby. The apartment also enjoys access to a spacious decked balcony – an ideal spot for alfresco dining while taking in the far-reaching coastal and countryside views.

EPC - Rating TBC.

Council Tax - Band D.

Service - 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. We are informed that a restriction exists that prohibits the apartment being used as a commercial holiday let.

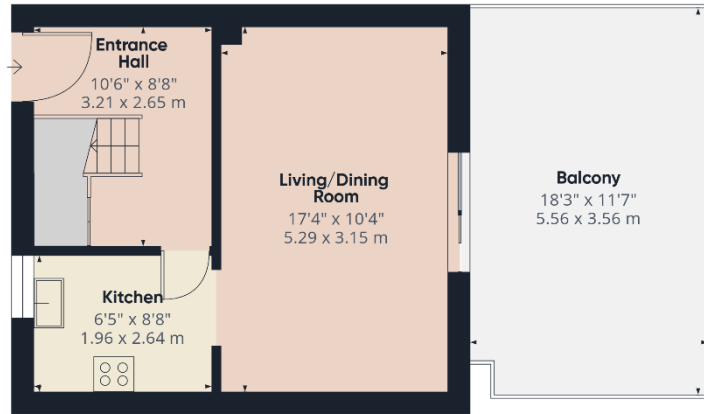
Agents Note - Please be aware a lift can provide direct access into the property.

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.

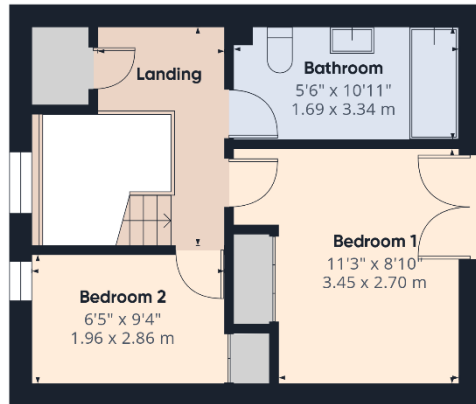


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Floor 0



Floor 1

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.

Approximate total area⁽¹⁾

639 ft²
59.4 m²

Balconies and terraces

210 ft²
19.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC: TBC

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.