

Lake Cottage 10 Flexbury Park Bude Cornwall EX23 8RS



Asking Price: £600,000



requiring refurbishment, generous mature within a few minutes walk of the local bathing beach and Gardens in a prime location close to the coast.

town centre.

an abundance of character and potential, ideal access onto the A30 which leads to the ancient cathedral wishing undertake comprehensive programme of refurbishment network. or redevelopment (subject to any necessary Directions consents).

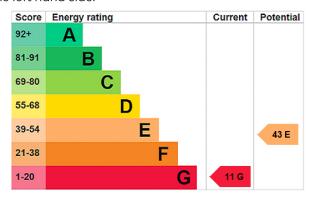
EPC - Rating G.

Council Tax - 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 we have the facility to refer purchasers and vendors to conveyancing, mortgage for five years and will only be used for this purpose. companies however should you choose to use them we would receive a referral We carry out this through a secure platform to £50 - £300 depending on the company & individual circumstances. We have protect your data. Each purchaser will be required service levels. to pay £20 upon an offer verbally being agreed to Consumer Protection Regulations: We have not tested any apparatus, carry out these checks prior to the property being in working order or fit for the purpose. References to the Tenure of a Property advertised as sale agreed.

A substantial 4-Bedroom character residence The residence enjoys a convenient position situated a short distance away from the centre of this popular coastal town which supports a useful and extensive range of shopping, schooling and recreational facilities. Occupying a highly sought-after position The town of Bude lies amidst the rugged North Cornish within Flexbury Park, one of Bude's most coastline famed for its many nearby areas of outstanding desirable residential areas, this substantial natural beauty and popular bathing beaches which four-bedroom home offers an exceptional together with breathtaking, cliff top coastal walks. The opportunity to create a truly special residence. bustling market town of Holsworthy lies some 10 miles Spacious, mature gardens, just a short stroll inland whilst the port and market town of Bideford is from Bude's beautiful beaches and vibrant 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 This mature and individual property provides of Dartmoor National Park is some 35 miles and provides a city of Exeter with its airport and intercity railway

From Bude town centre proceed out of the town towards Poughill and upon reaching Flexbury the property will be found on the left hand side.



advisors and Surveyors. It is your decision if you choose to deal with any of these fee from them for recommending you. We will receive a referral fee between carefully selected these associates for the quality of their work and customer

equipment, fixtures and fittings or services and so cannot verify that they are 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.