



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 3 Granary Court
Higher Wharf
Bude
Cornwall
EX23 8LW

Asking Price: £185,000

Leasehold

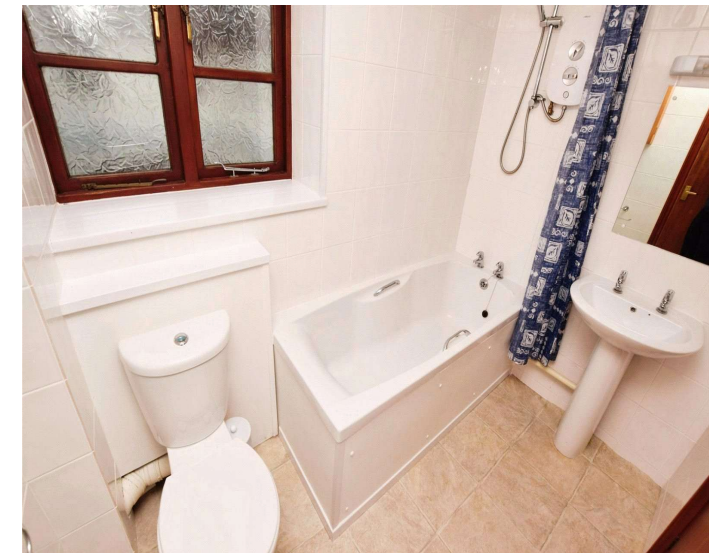


Changing Lifestyles

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- Grade II Listed first floor apartment
- Two bedrooms
- Delightful canal views
- Walking distance to town centre
- Allocated parking space
- Highly desirable waterside location
- Ideal main residence, second home or investment
- Council Tax Band B
- EPC Rating D



An excellent opportunity to acquire a charming two-bedroom first floor apartment within a Grade II listed building occupying a superb and highly desirable waterside setting at Higher Wharf. Enjoying delightful views across the Bude Canal and situated within comfortable walking distance of the town centre and local amenities, the property combines character, convenience and lifestyle appeal.

Positioned within the well-regarded Granary Court, the apartment benefits from its unique canal-side location — ideal for those seeking a low-maintenance home, second residence or investment opportunity in one of Bude's most picturesque settings.

The accommodation is well arranged and comprises an entrance hall leading to a comfortable open plan kitchen and living space which enjoys attractive outlooks towards the water. The kitchen is practical and functional, offering ample storage and preparation space. There are two bedrooms and a bathroom serving the apartment.

Externally, the apartment benefits from one allocated parking space — a valuable asset within this central location.

The position is particularly appealing, being just a short level walk to Bude town centre, local shops, cafés, restaurants and Summerleaze Beach, whilst also providing immediate access to the scenic canal towpath and coastal walks. The property is located within a designated Conservation Area, reflecting the historic and architectural significance of the surrounding setting. Viewings Highly recommended.

Approximate measurements:

Building Entrance - Communal area with intercom entrance system, courtesy light, timer switch lights, elevator, and stairs rising to entrance door leading to;

Apartment Entrance - 6'1" x 4'3" (1.85m x 1.3m)

Hallway - 16'2" x 2'7" (4.93m x 0.79m)

Open Plan Kitchen/Living Room - 16'9" x 15'7" (MAX) (5.1m x 4.75m (MAX))

Bedroom 1 - 12' x 8' (3.66m x 2.44m)

Bedroom 2 - 8' x 6'6" (2.44m x 1.98m)

Bathroom - 7'11" x 5'3" (2.41m x 1.6m)

Outside - To the rear of the property is a private carport and communal clothes drying area. Refuse store.

Services - Mains electric, water and drainage.

Tenure - The lease for the property was granted in 1989 with a length of 999 years. The Ground Rent is approximately £30 per annum and the service charges are approximately £2056 per annum.

Agents Note- Please note the marketing photographs were taken prior to the current tenant taking occupation. The property will be sold with vacant possession.

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.





3 Granary Court

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 41.6 sq. metres (448.1 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

From Bude town centre proceed along The Strand towards Stratton. Upon reaching the mini-roundabout turn right towards Widemouth Bay. Continue along the Crescent over the bridge passing the Falcon Hotel on the right-hand side. The entrance to Granary Court 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		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		