



Bond
Oxborough
Phillips

Changing Lifestyles

41 Treleven Road
Bude
Cornwall
EX23 8SA

Asking Price: £150,000

Leasehold



Changing Lifestyles

01288 355 066
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- FIRST FLOOR FLAT
- 2 DOUBLE BEDROOMS
- CLOSE TO AMENITIES
- ON-STREET PARKING
- FRONT GARDEN
- COUNCIL TAX BAND - A
- EPC- D



An opportunity to acquire this two bedroom first floor flat located in a popular and quiet residential area and benefitting from gas central heating throughout. The property comprises of a kitchen, lounge, 2 double bedrooms, shower room and benefits from on street parking and enclosed front garden. The property is being offered with NO ONWARD CHAIN. EPC Rating – D. Council Tax Band - A



41 Treleven Road, Bude, Cornwall, EX23 8SA

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The property is situated in a convenient position within walking distance of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of watersports and leisure activities together with many breathtaking cliff top walks etc. The bustling market town of Holsworthy lies some 10 miles inland whilst 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.

Entrance Porch - Entrance porch with stairs to first floor.

Lounge - 10'2" x 12'6" (3.1m x 3.8m)
Window to rear elevation. Ample room for comfortable living and dining space. Doors to kitchen, bedrooms and shower room.

Kitchen - 10'10" x 7'3" (3.3m x 2.2m)
This modern kitchen comprises of base and wall units with square edge laminate worktops incorporating a stainless steel sink/drainer unit with mixer tap. Space for fridge/freezer, washing machine, tumble dryer, and freestanding cooker. Wall mounted Gas boiler. Window to front elevation

Bedroom 1 - 10'10" x 10'10" (3.3m x 3.3m)
Windows to rear and side elevation. Built in wardrobes.

Bedroom 2 - 10'10" x 10'10" (3.3m x 3.3m)
Windows to front and side elevation. Built in store/airing cupboard.

Shower Room - 7'7" x 3'10" (2.3m x 1.17m)

Frosted window to front elevation. Low level WC, with wall mounted sink and large shower cubical with mains fed shower over.

Outside - The property is access via walled front garden which is partly laid to lawn with a path leading to the front door. The property has use of a parking area which is used by numbers 39-45 Treleven Road and plenty of on street parking nearby.

Services - Mains electricity, water, drainage and gas.

Tenure - Leasehold - with a remaining balance of a 125 year lease which commenced on 1st January 1989.

Ground Rent and Service Charges - £10 per annum and £45 payable every 6 months plus any repairs for that period.

Council Tax - Band - A

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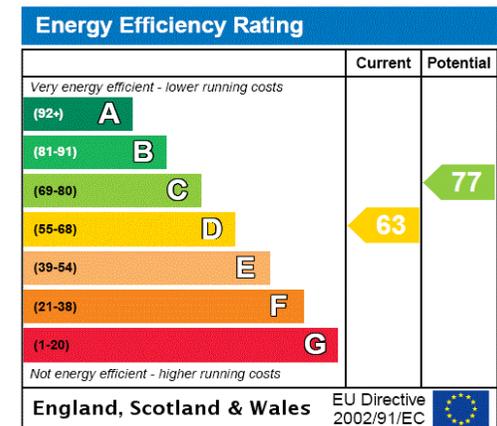
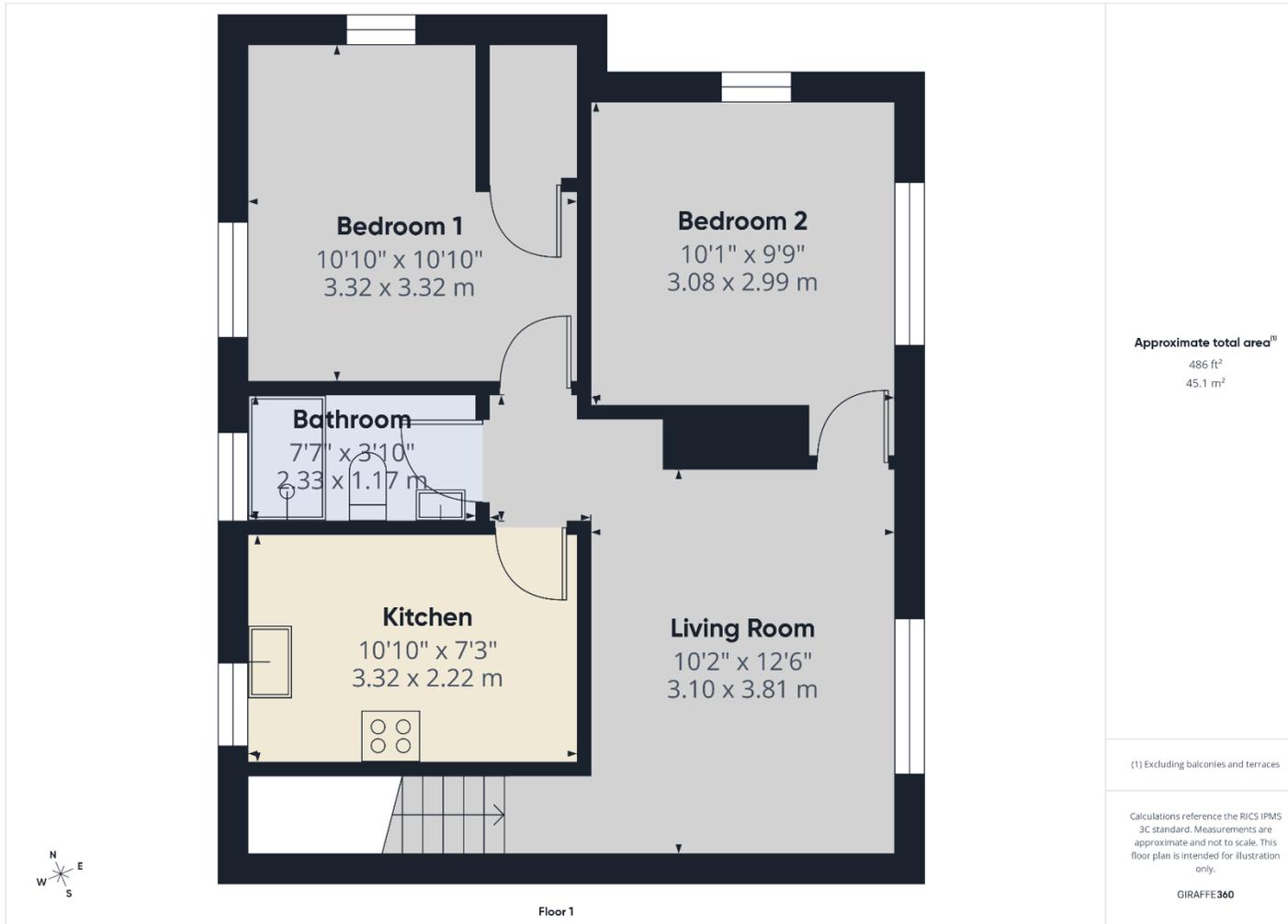


Have a property to sell or let?

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 out of the town towards Stratton, passing the Esso petrol station on the left hand side into Stratton Road, rising up the hill and take the right hand turning into Treleven Road opposite the secondary school. Take the second left hand turning whereupon the property will be found at the end of the cul-de-sac with a Bond Oxborough Phillips for sale sign clearly displayed.