



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 2  
3 Burn View  
Bude  
Cornwall  
EX23 8BY

**Asking Price: £145,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

# Flat 2, 3 Burn View, Bude, Cornwall, EX23 8BY



- 1 BEDROOM FIRST FLOOR FLAT
- LEASEHOLD
- WELL SUITED FOR FIRST TIME BUYER OR AS AN INVESTMENT
- MAINS GAS CENTRAL HEATING
- EPC RATING D
- NO ONWARD CHAIN
- EPC: C
- COUNCIL TAX BAND: A



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Located within walking distance of town and the local beaches an opportunity to acquire a well presented one bedroom first floor flat. The property would ideally suit first time buyers or could equally appeal as a second home/investment purchase having been operated previously by other owners as a holiday let. The property benefits from double glazed windows and has the distinct advantage of mains gas fired central heating.

The property enjoys a convenient and sought after central location within this popular coastal town set amidst the rugged North Cornish coastline being 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 breathtaking clifftop coastal walks etc. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole links golf course and fully equipped leisure centre 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 northeasterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

**Kitchen** - Fitted range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps over, electric 4 ring hob, integrated oven, recess for under counter fridge/freezer and recess plumbing for washing machine. Window to front elevation. leads to:

**Living Room** - Window to front elevation.

**Bedroom** - Double bedroom. Built in wardrobes. Window to front elevation.

**Shower Room** - Enclosed shower cubicle with electric shower over, Pedestal sink, WC and heated towel rail. Window to front elevation.

**Outside** - The property is accessed via a shared courtyard with an external wooden staircase leading to the entrance door of the flat.

**Parking** - No allocated parking however on street parking can be found at nearby subject to parking restrictions.

**Tenure** - Leasehold sold with the remainder of 999 years granted in May 1991.

**Council Tax** - Band A

**EPC** - Rating C

**Services** - Mains gas, electric, water and drainage.

#### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

#### Broadband

Basic 17 Mbps  
Ultrafast 1000 Mbps

#### 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

On Foot Leaving our office, turn right and walk up Queen Street. Cross over at the top of the road and proceed onto the unmade access lane. Continue up this lane and the property will be found on the right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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