



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 1
1 Burn View
Bude
Cornwall
EX23 8BY

Asking Price: £195,000
Share of Freehold



Changing Lifestyles

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- One bedroom ground floor apartment in central Bude location
- Within walking distance of shops, beaches and local amenities
- Requires modernisation throughout
- Sheltered private courtyard
- Large garage providing parking and storage
- Ideal first-time purchase, investment or renovation project
- No onward chain



An excellent opportunity to acquire a spacious one-bedroom apartment, conveniently situated within the heart of Bude town centre, just moments from local amenities, shops, eateries and the North Cornish coastline. Enjoying a particularly desirable position directly opposite Bude & North Cornwall Golf Club.

The property offers generous accommodation throughout, including a particularly light and airy bay-fronted living room, a separate kitchen/dining space and a well-proportioned double bedroom. While the apartment would now benefit from a programme of modernisation, it presents a superb opportunity for purchasers to update and personalise to their own tastes.

Externally, the property benefits from a sheltered courtyard, providing a private outdoor space with potential for improvement, alongside a large garage—an increasingly rare feature within the town centre—offering excellent storage or secure parking.

With its central location, spacious layout and clear scope for enhancement, this residence is an ideal purchase for first-time buyers, investors or those seeking a renovation project close to the coast. EPC Rating D. Council Tax Band A.

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 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 Hall - 2'9" x 20' (0.84m x 6.1m)

Living Room - 13'3" x 17' (4.04m x 5.18m)

Bedroom - 13'5" x 12'3" (4.1m x 3.73m)

Kitchen/Diner - 19'9" x 11'6" (6.02m x 3.5m)

Bathroom - 9'6" x 6'9" (2.9m x 2.06m)

Garage - 16'8" x 13'10" (5.08m x 4.22m)

Store Room - 13'3" x 7'1" (4.04m x 2.16m)

Council Tax - Band A

EPC - Rating D.



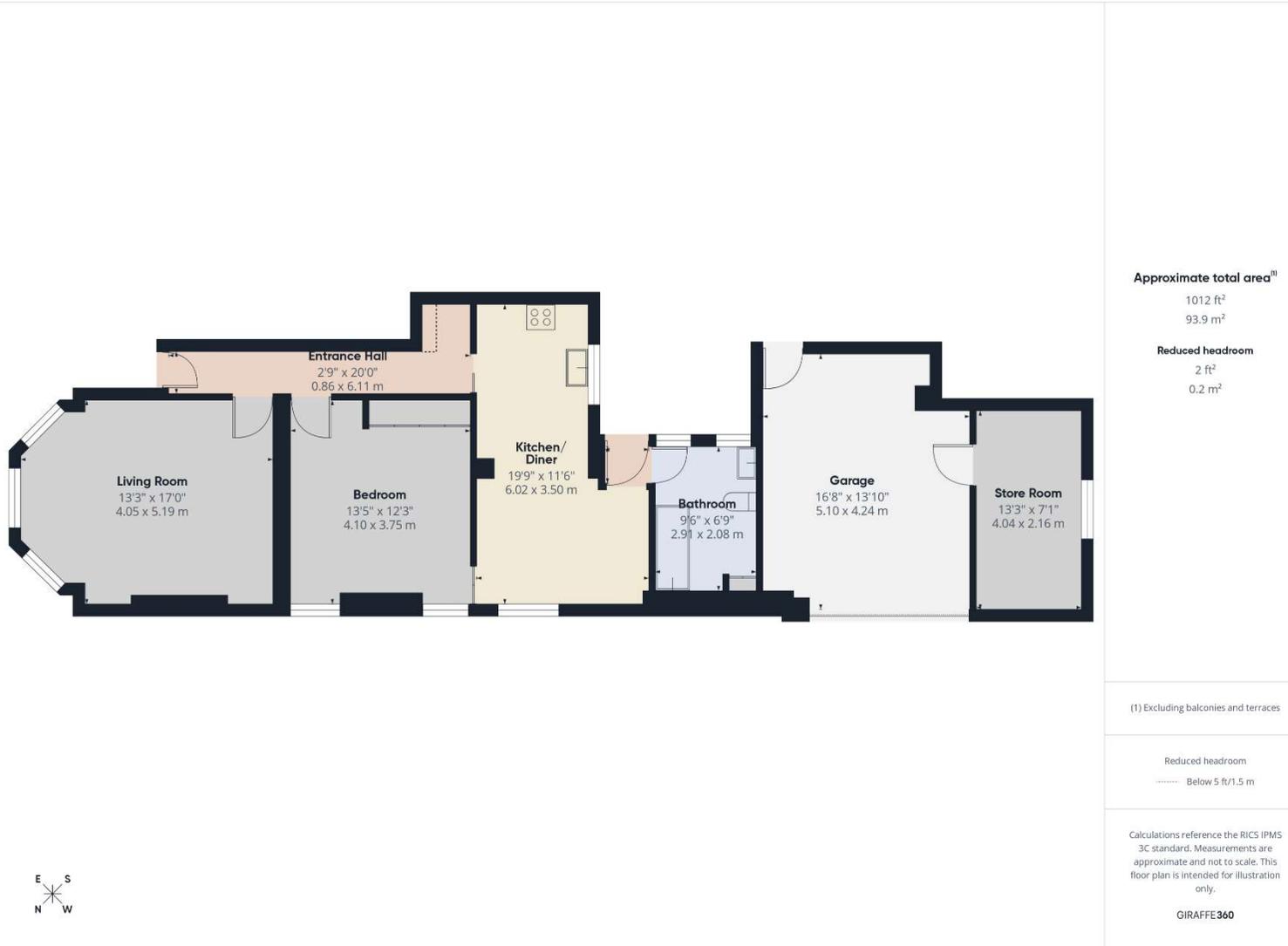


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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the Bude office by foot, turn right towards the top of Queen Street. Turn right and immediately left again into Burn View and proceed to the end of the row of houses whereupon number 1 will be found.