



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Hawkers Court  
Bude  
Cornwall  
EX23 8SX

**Asking Price: £225,000 Share of  
Freehold**



**Changing Lifestyles**

**01288 355 066  
bude@boproperty.com**

## 19 Hawkers Court, Bude, Cornwall, EX23 8SX



- Well-presented two bedroom second floor apartment
- Open plan living space with Juliet balcony
- Pleasant views over Bude golf course
- Modern kitchen with integrated appliances
- Two well-proportioned bedrooms
- Contemporary family bathroom
- Allocated parking space
- Ideal main residence, second home or investment
- Proven holiday letting history
- Convenient location close to town and beaches
- EPC Rating C
- Council Tax Band TBA



Hawkers Court occupies a sought after location in the popular coastal town of Bude, conveniently positioned within walking distance of both the popular local Beach at Crooklets and 18 hole golf course. The well known coastal resort of Bude offers a wide range of domestic, commercial and leisure facilities including tennis, squash, bowls, horse riding, surfing, indoor and outdoor swimming pools, leisure and sport complex with adjacent bowling arena, in addition to the popular sandy beaches with dramatic heritage coastline. Good proximity to the main A39 road gives easy access to other towns, villages and places of interest including the adjacent and historic village of Stratton. Stratton now offers a variety of daily facilities including hospital and medical centre. Railway links are also available at Exeter and Newquay.



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**An excellent opportunity to acquire a well-presented two bedroom second floor apartment, situated within a sought-after and convenient location of Flexbury, just moments from the town centre, beaches and coastal walks.**

**The property offers light and well-balanced accommodation throughout, ideally suited as a main residence, second home or investment opportunity, with an established history of successful holiday letting.**

**The accommodation is accessed via a communal entrance with stairs rising to the second floor. Internally, a welcoming entrance hallway provides access to all principal rooms and features a distinctive curved glass block wall, adding a unique design element.**

**The open plan kitchen/living/dining room is a particularly appealing feature of the property, offering a bright and sociable space with patio doors opening onto a Juliet balcony, enjoying pleasant views over the neighbouring golf course. The kitchen is fitted with a range of modern units with integrated appliances and ample worktop space, creating a practical yet stylish environment.**

**There are two well-proportioned bedrooms, including a generous principal double bedroom with built-in storage, alongside a second bedroom**

**suitable for guests, children or home working. The accommodation is completed by a modern family bathroom comprising a 'P'-shaped bath with shower over, wash hand basin and WC. Viewings highly recommended.**

**Communal Entrance** - Hall and stairs leading to the second floor. Private door to:

**Open Plan Kitchen/Living/Dining Room** - 22'2" x 7'3" (6.76m x 2.2m)

**Bedroom 1** - 12'1" x 9'7" (3.68m x 2.92m)

**Bedroom 2** - 9'7" x 7'3" (2.92m x 2.2m)

**Bathroom** - 6'10" x 5'5" (2.08m x 1.65m)

**Outside** - The property benefits from allocated parking for one vehicle along with use of communal outdoor spaces, all set within a well-maintained development.

**Tenure** - Leasehold with a 1/25th Share of Freehold. Lease length of 999 years, granted in 2008. Service Charges for 2025/2026 of £2214 per annum. Ground rent of £100 per annum.

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

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**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.

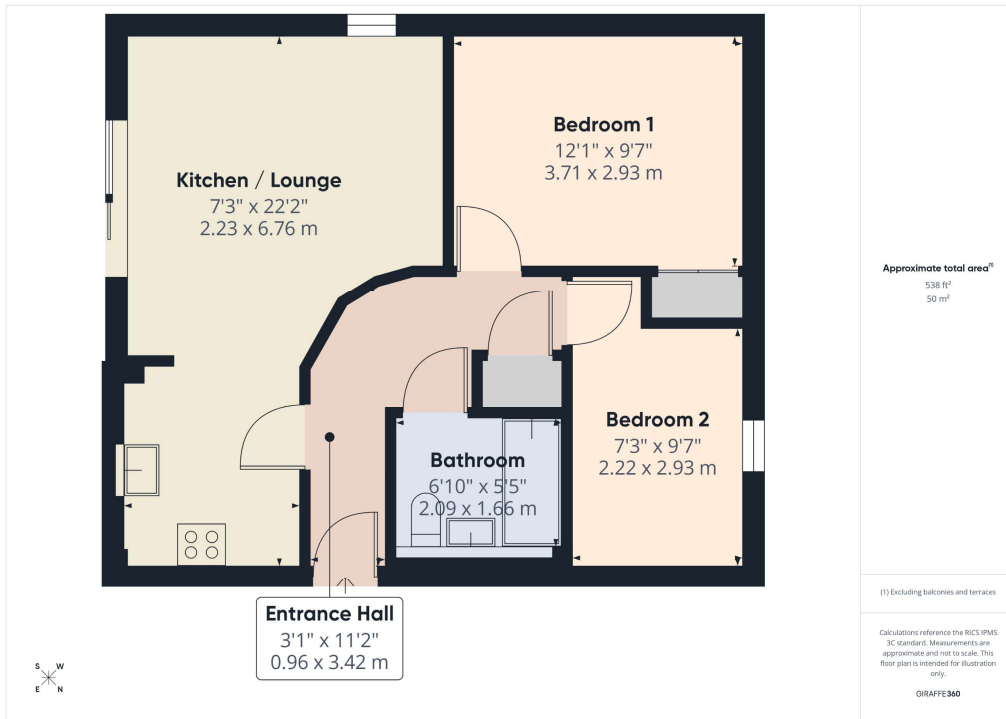
**EPC Rating** - C

**Council Tax Band** - TBC



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Directions

From Bude town centre proceed up the one way street through Belle Vue upon reaching the top of the hill turn left at Sainsburys supermarket towards Crooklets Beach and take the next right hand turning half way down the hill through the golf course. At the junction proceed straight ahead into Maer Down Road, whereupon the entrance to Hawkers Court will be found straight ahead.

WHAT3WORDS: competing.flaked.briefing

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.