



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 11
Morwenna House
4-6 Summerleaze Crescent
Bude
Cornwall
EX23 8HE

Asking Price: £225,000
Share of Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Flat 11, Morwenna House 4-6, Summerleaze Crescent, Bude, Cornwall, EX23 8HE



- Immaculately presented second floor apartment with lift access
- Two well-proportioned double bedrooms
- Spacious open plan living/kitchen area
- Allocated parking space
- Prime coastal location close to Summerleaze Beach
- Walking distance to Bude town centre & amenities
- Ideal main home, holiday let or investment
- Views of Bude Tunnel
- No onward chain
- EPC Rating B
- Council Tax Band B



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An immaculately presented two-bedroom second floor apartment, ideally situated within one of Bude's most sought-after coastal locations, just a short walk from Summerleaze Beach, the canal and the town centre amenities.

The property offers light and comfortable accommodation throughout, with a spacious open plan living area incorporating a well-fitted kitchen, creating an ideal space for both everyday living and entertaining. The apartment benefits from gas central heating and double glazing, ensuring comfort and efficiency year-round. The apartment also enjoys notably good sound insulation, creating a peaceful and private living environment.

Both bedrooms are well-proportioned doubles, with both bedrooms enjoying built-in storage. A modern bathroom completes the internal accommodation.

This well-maintained apartment would make an ideal main residence, coastal bolt-hole or investment opportunity given its superb location and ease of access to the beaches and coastal paths.

The property is held with a share of the freehold, offering greater control and long-term security, making it an attractive proposition for both owner-occupiers and investors alike. The apartment also has an allocated off-road parking space towards the rear of the building. Offered with no onward chain. Viewings highly recommended.

Approximate Measurements

Communal Entrance - Stairs and lift access to all floors.

Apartment Entrance Hall - Doors leading to all rooms.

Open Plan Kitchen/Living Area - 13'10" x 22'4" (4.22m x 6.8m)

Bedroom 1 - 9'3" x 14'6" (2.82m x 4.42m)

Bedroom 2 - 12'3" x 13'3" (3.73m x 4.04m)

Bathroom - 5'6" x 6'11" (1.68m x 2.1m)

Outside - The property benefits from allocated parking, together with communal front and rear gardens, providing pleasant outdoor space for

residents. A refuse area and use of a shared storage unit are also available, ideal for bike storage.

Services - Mains electric, water, gas and drainage.

Tenure - Leasehold with a share of freehold. Lease of 999 years granted in 2010 with 983 years remaining. Service and Maintenance charges are £1600 per annum. Reviewed yearly.

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.



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 our Bude office turn right towards the end of Queen Street and then left into Princes Street towards the Post Office. Upon reaching Belle Vue take the right hand turning along Morwenna Terrace, followed by a left into Summerleaze Crescent whereupon Morwenna House will be found within approximately 150 yards on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		