



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
Roseveare
Bencoolen Road
Bude
Cornwall
EX23 8PJ

Asking Price: £175,000
Share of Freehold



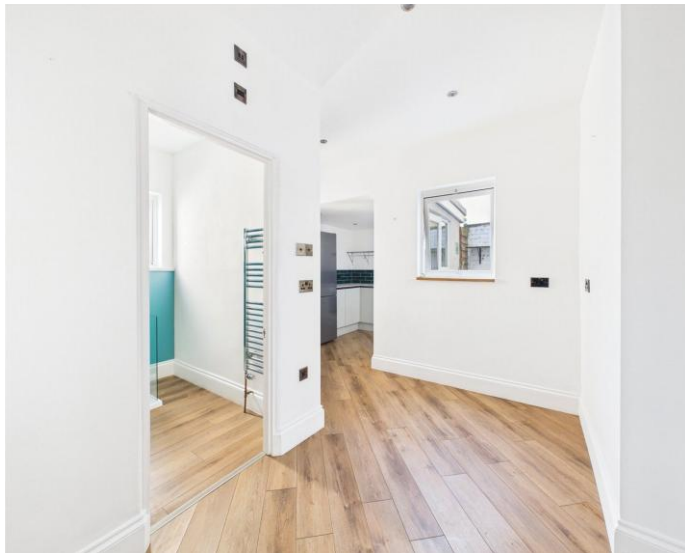
Changing Lifestyles

01288 355 066
bude@boproperty.com

Flat 2, Roseveare, Bencoolen Road, Bude, Cornwall, EX23 8PJ



- 1 Bedroom ground floor apartment
- Walking distance to Bude town centre and coastline
- Private, low-maintenance rear courtyard
- Gas-fired central heating and double glazing throughout
- Ideal first-time buy, downsizer or investment opportunity
- No onward chain



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An exciting opportunity to acquire a spacious and well-proportioned ground floor apartment, ideally situated within easy walking distance of Bude town centre, local amenities and the stunning North Cornish coastline.

The property offers generous and characterful accommodation throughout, featuring a particularly impressive living room with high ceilings, a large bay window allowing for an abundance of natural light, and an attractive feature fireplace creating a focal point to the room.

The kitchen is fitted with a range of modern units and benefits from a defined dining area, providing a practical and sociable space for everyday living.

The accommodation is completed by a well-proportioned double bedroom and a contemporary shower room.

Externally, the property benefits from a private courtyard area to the rear, offering a low-maintenance outdoor space with scope for personalisation.

With its combination of character features, generous proportions and convenient town centre location, this apartment presents a superb opportunity for first-time buyers, downsizers or those seeking a coastal investment.

Roseveare enjoys a convenient and central location within this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. It's three local bathing beaches all lying amidst the famed rugged North Cornish coastline provide a whole host of water sports and leisure activities together with many breath taking cliff to coastal walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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 - 22'3" x 2'8" (6.78m x 0.81m)

Kitchen/Dining Room - 13'3" x 12'9" (4.04m x 3.89m)

Living Room - 13'10" x 12' (4.22m x 3.66m)

Bedroom - 12' x 12'6" (3.66m x 3.8m)

Shower Room - 6'11" x 6'1" (2.1m x 1.85m)

Outside - The property benefits from a private courtyard, providing a low-maintenance outdoor seating area. In addition, there is access to a communal garden, offering further outdoor space to enjoy.

EPC - Rating C.

Council Tax - Band A.

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.



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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed along The Strand. Turn left at the mini-roundabout whereupon Roseveare house will be found with a short distance on the right hand side

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