



Bond
Oxborough
Phillips

Changing Lifestyles

8 Coombe Close
Bude
Cornwall
EX23 8GF

Asking Price: £130,000 Leasehold



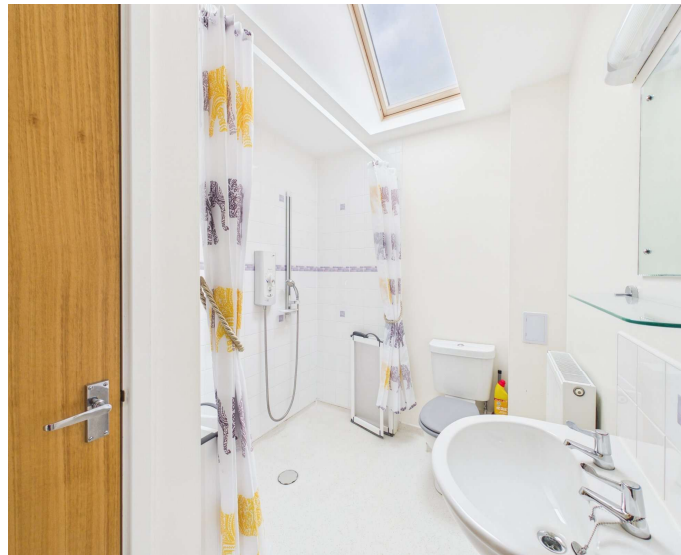
Changing Lifestyles

01288 355 066
bude@boproperty.com

8 Coombe Close, Bude, Cornwall, EX23 8GF



- Shared ownership property
- 3 bedroom detached bungalow
- Spacious living room with garden access
- Modern fitted kitchen/dining room
- Wet room style shower room
- Enclosed low maintenance rear garden
- off-road parking
- Convenient access to Bude town centre
- Close to local amenities and coastal walks
- Section 106 local connection requirement
- Leasehold with approximately 79 years remaining
- Ideal affordable home opportunity
- EPC: C
- Council Tax Band: C



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An opportunity to acquire this well presented 3 bedroom detached bungalow situated within a residential development on the outskirts of Bude town centre. Offered to the market on a shared ownership basis, the property provides comfortable and well proportioned accommodation throughout, benefiting from an enclosed rear garden and allocated off-road parking. The residence would appeal to a range of purchasers seeking an affordable home within easy reach of local amenities, schools and the North Cornish coastline. Available with the remainder of a 79 year lease and subject to a Section 106 Local Connection Requirement.

The accommodation briefly comprises an entrance hall leading through to a bright and spacious living room with direct access onto the rear garden. The kitchen is fitted with a range of matching wall and base mounted units with integrated oven, hob and extractor over, providing ample space for dining. There are 3 bedrooms together with a generous wet room style shower room designed for accessibility and ease of use.

Externally, the property benefits from allocated off-road parking to the front together with a low maintenance enclosed rear garden laid principally to patio and artificial lawn, providing a private space ideal for outdoor dining and entertaining. A useful timber storage shed is positioned to the side of the property.

The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for its nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

Entrance Hall - 16'11" x 4'4" (5.16m x 1.32m)

Kitchen - 12'6" x 11'10" (3.8m x 3.6m)

Living Room - 13'5" x 11'9" (4.1m x 3.58m)

Bedroom 1 - 11'9" x 9'10" (3.58m x 3m)

Bedroom 2 - 9'9" x 9'1" (2.97m x 2.77m)

Bedroom 3 - 9'9" x 7'6" (2.97m x 2.29m)

Bathroom - 8'7" x 6'5" (2.62m x 1.96m)

Outside - Off road parking space to front with slope access leading to the front door. The rear garden is fully enclosed and designed for ease of maintenance, being laid principally to patio and artificial lawn with a gravelled seating area. The garden provides an ideal space for al fresco dining and entertaining whilst also benefiting from a useful timber storage shed positioned to the side.

Tenure - • Full Market Value: £260,000

- Share Being Sold: 50%
- Share Price: £130,000

Monthly Costs:

- Rent: £388.37 PCM
- Service Charge: £21.67 PCM
- Building Insurance: £11.82 PCM

Please note there are currently 79 years remaining on the 99 year Lease. All mortgage lenders must be made aware of this, as it may impact their lending criteria.

Once the property is purchased, the Lease provides the right to staircase to 100% ownership, at which point the Freehold can be acquired.

Agents Notes - Section 106 – Local Connection Requirements. Please see below the Section 106 local connection criteria applicable to this property.

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A local connection, in this instance, is defined as having a connection to one of the following parishes: Bude Stratton, Marham church, Launcells, Kilkhampton, Poundstock, Morwenstow, Whitstone, Week St Mary, Jacobstow, or St Gennys.

An applicant must meet one of the following criteria:
a) Being permanently resident within one of the above parishes for a continuous period of five (5) years; or
b) Having their place of work within one of the above parishes for a continuous period of five (5) years (normally regarded as 16 hours or more per week and excluding seasonal employment); or
c) Having a local connection through a close family member (normally mother, father, brother, sister, son, or daughter), where that family member is currently resident within one of the above parishes and has been so for a continuous period of at least five (5) years prior to the applicant being made homeless under the Housing Act 1996.

Application Process

Any purchasers that wish to proceed will have to go through an application process with Westward housing and affordability checks.

Rental Terms

Please note that this property cannot be sublet or rented out.

EPC - Rating C

Council Tax - Band C

Services - Mains gas, electric, water and drainage.

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.

Directions

From Bude Town Centre proceed out of the town towards Stratton and upon reaching the roundabout by Morrisons turn left. Continue past the entrance to Morrisons and follow the road around to the left and turn right into Bartlett Avenue. Upon reaching the T-junction turn right, continue along this road taking the next right turn into Goldsworthy Drive and then take the next left into Coombe Close where number 8 will be found straight ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		