



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 2  
16 Summerleaze Crescent  
Bude  
Cornwall  
EX23 8HH

**Asking Price: £350,000**  
**Leasehold**



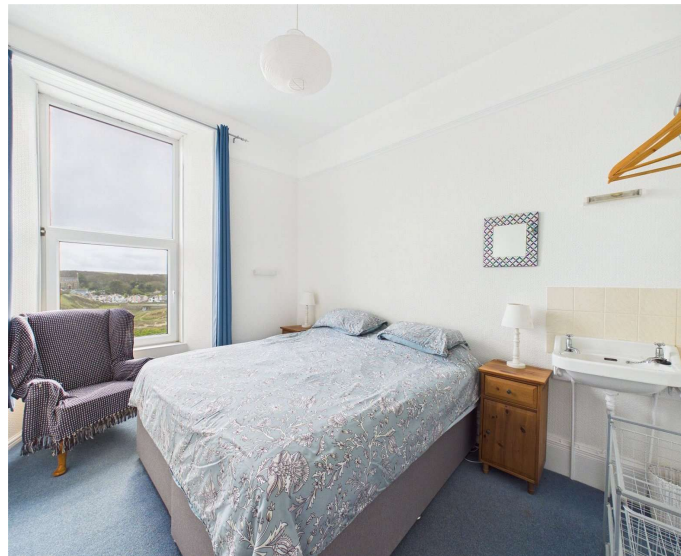
Changing Lifestyles

01288 355 066  
bude@boproperty.com

Flat 2, 16 Summerleaze Crescent, Bude, Cornwall, EX23 8HH



- Three-bedroom maisonette apartment
- Stunning views over Summerleaze Beach
- Light and spacious accommodation
- Prime coastal location
- Walking distance to Bude town centre
- Off-road parking space to the front
- Ideal main home, holiday let or second home
- EPC: D
- Council Tax Band: B



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## Changing Lifestyles

**An exciting opportunity to acquire this spacious three-bedroom maisonette apartment, perfectly positioned to enjoy superb views over Summerleaze Beach and the North Cornish coastline.**

**Arranged over two floors, the property offers light-filled and well-proportioned accommodation, with a standout living space making the most of the coastal outlook. Ideally located within easy walking distance of Bude's town centre, beaches and amenities, the property combines convenience with a sought-after seaside setting.**

**Further benefits include an off-road parking space to the front of the building, making this an excellent permanent home, coastal retreat or investment opportunity. EPC TBC. Council Tax Band B.**

### Situation

**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.**

### **Communal Entrance Porch**

**Entrance Hall** - 7'7" x 3'2" (2.3m x 0.97m)

### **First Floor Landing**

**Kitchen/Breakfast Room** - 12'9" x 11'2" (3.89m x 3.4m)

**Lounge/Dining Room** - 20'7" x 12'4" (6.27m x 3.76m)

**Bedroom 1** - 12'2" x 9'1" (3.7m x 2.77m)

**Shower Room** - 7'8" x 6'10" (2.34m x 2.08m)

**Bedroom 2** - 13' x 9'7" (3.96m x 2.92m)

**Bedroom 3** - 10'9" x 8'4" (3.28m x 2.54m)

**Parking** - Allocated parking space located at the front of the property.

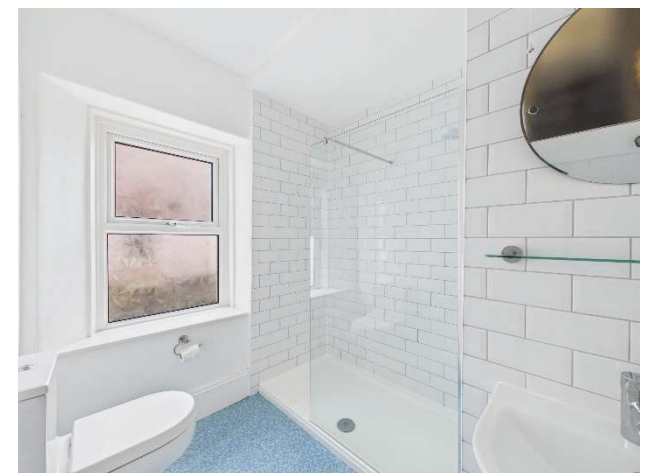
**Tenure** - Leasehold. We have been advised by the vendors that the freeholders have agreed to extend the lease by another 99 years upon completion to approx 150 years left with no ground rent. The owners are responsible for 1/3 the cost of any external maintenance for the property.

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

**EPC** - Rating D

**Council Tax** - Band B

**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 will 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

Walking 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 continue along this road whereupon the property will be found after a short distance on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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