



Bond  
Oxborough  
Phillips



18 Belle Vue, Bude, EX23 8JL

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Leasehold



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# Overview

An exciting investment opportunity to acquire two town centre apartments comprising of a 3/4 bedroom maisonette with a potential rental income of £1100 per calendar month and a 1 bedroom annexe of generous proportions, with a potential rental income of £650 per calendar month. The apartments are situated within walking distance of local beaches and the canal. Internal viewing highly recommended. EPC E

**EPC = E** The accommodation comprises (all measurements are approximate):

**Communal Entrance Hall** - 30'3" (9.22) (Max) x 6'11" (2.1) (Max)

Original Edwardian tiled flooring with staircase to landing and access to both flats.

## The Flat

**Entrance Hall** - Staircase leading to first floor landing.

**Living Room** - 19'1" (Max) x 13'11" (5.82m (Max) x 4.24m)

Feature Edwardian fireplace and bay window to front elevation.

**Sitting Room/Bedroom 4** - 14'7" x 9'5" (4.45m x 2.87m)

Window to front elevation.

**Kitchen/Dining Room** - 21'4" (6.5) (Max) x 15'6" (4.72) (Max)

A fitted range of base and wall mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink drainer unit with mixer taps, recess for range style cooker, space and plumbing for dishwasher and washing machine. Space for American style fridge freezer and wall mounted gas fired boiler. Raised dining area with bay window to side elevation.

**Second Floor Landing** - Built in airing cupboard.

**Bedroom 1** - 14'11" (4.55) x 12'5" (3.78) (max dimensions L shaped room)

Dual aspect windows with far reaching views and sea glimpses.

**Bedroom 2** - 11'9" x 10'11" (3.58m x 3.33m)

Built-in double wardrobe cupboards with window to front elevation.

**Bedroom 3** - 16' (4.88) x 10'10" (3.3) (maximum dimensions irregular shaped)

Dual aspect windows.

**Bathroom** - 7'10" x 6'1" (2.4m x 1.85m)

Fitted suite comprising 'P' shaped bath with electric shower over, pedestal wash hand basin and close coupled WC. Window to rear elevation.

## The Annexe

**Entrance Lobby** - Built in cupboard.

**Bathroom** - 7'8" x 5'5" (2.34m x 1.65m)

Fitted suite comprising pedestal wash hand basin, close coupled WC, enclosed bath with shower unit over. Window to side elevation.

**Living Room** - 18' (max) x 12'9" (5.49m (max) x 3.89m)

Stairs to second floor bedroom, night storage heater, built in double wardrobe cupboard with linen cupboard over.

**Kitchen** - 12'9" x 7'9" (3.89m x 2.36m)

Fully fitted range of modern roll top work surfaces with base and wall mounted units incorporating 1 1/2 stainless steel sink drainer unit with mixer taps, built in electric oven with 4 ring electric hob over. Space and plumbing for washing machine and space for under counter fridge. Ample space for breakfast table and chairs with window to side elevation.

**Annexe Bedroom** - 30'5" (9.27) (Max) x 10'1" (3.07) (Max)

Second floor bedroom with Dormer windows to side elevation.

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

**Tenure** - Leasehold with approximately 995 years left. £5 Per Annum ground rent, £300 approx per annum for share of buildings insurance.

**Agents Note**

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

## Situation

Bude itself is a popular coastal town providing an extensive shopping area for its local inhabitants and with its surrounding hinterland attracting a wide influx of holiday makers throughout the summer season generating further trade. The premises are ideal for a wide range of retail purposes whilst boasting considered potential for alteration to other uses subject to any necessary local authority consents. Bude supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole Links Golf Course and fully equipped leisure centre. The bustling 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.

## Directions

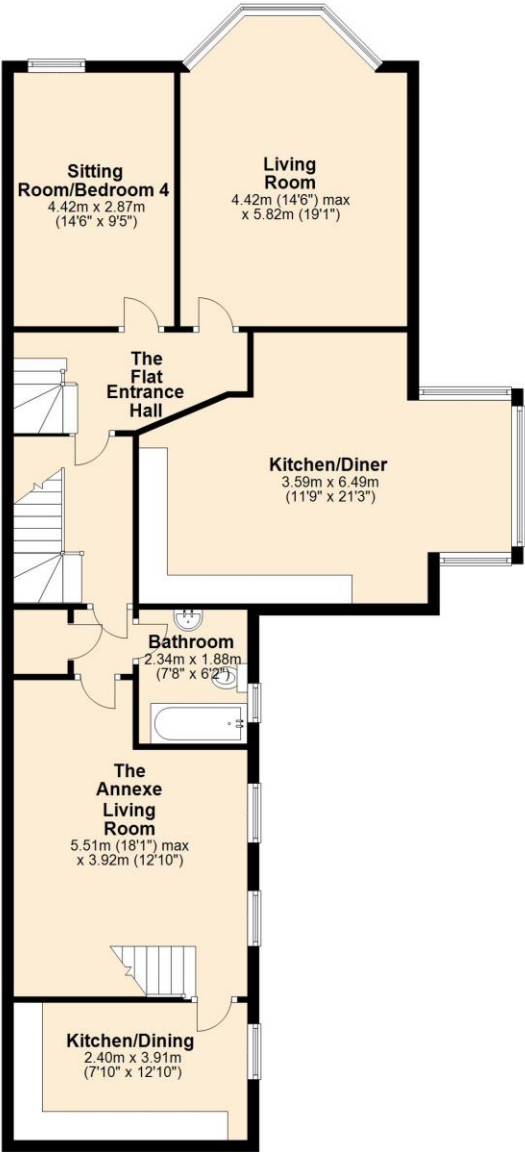
From our office proceed down Queen Street and turn right into Belle Vue Avenue and upon reaching Belle Vue turn immediately left whereupon the entrance to 18 Belle Vue will be found immediately on the left hand side.

# Floorplan

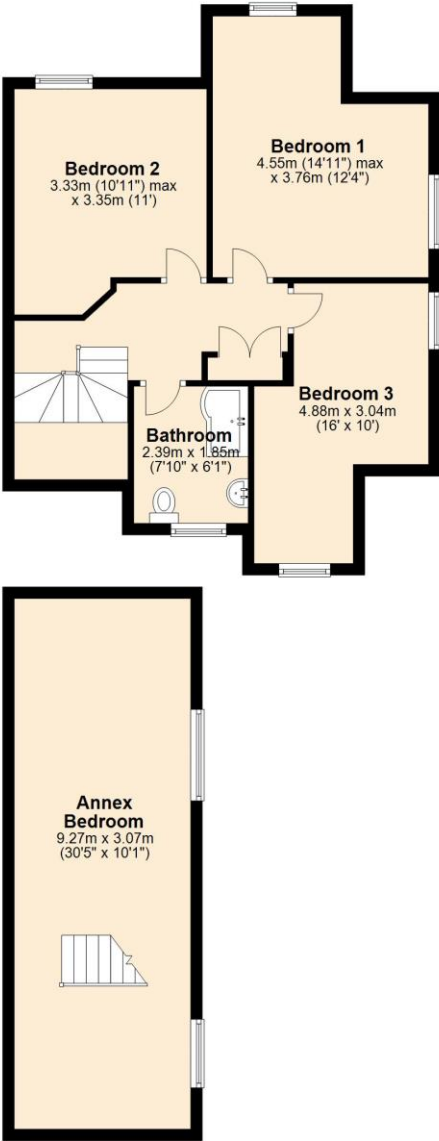
Ground Floor



First Floor



Second Floor













## The Annexe



**Bond Oxborough Phillips**  
*The key to moving home*

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