



Bond
Oxborough
Phillips

Changing Lifestyles

24A
Bramble Hill
Bude
Cornwall
EX23 8DG

Asking Price: £250,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

24A, Bramble Hill, Bude, Cornwall, EX23 8DG

- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen / Living Area
- Allocated Parking Space
- Rear Decking Area
- Freehold Tenure
- Central Location
- Council Tax Band A
- EPC: D



Available with no onward chain is this well presented 2 bedroom apartment in this very sought after residential location being a short walk from the town centre and popular local beaches. The property benefits from gas central heating and double glazing as well as decking area to the rear of the property. Perfect investment property whilst equally appealing as a comfortable residence. EPC D.



The property enjoys a convenient 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, tennis courts, bowls club and fully equipped leisure centre etc. The town of Bude lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular surfing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top and coastal walks 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 convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



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Entrance Porch

Communal Entrance Hall

Kitchen - 13'10" x 10'6" (4.22m x 3.2m)

A modern kitchen comprising a range of base and wall mounted units with work surfaces over incorporating 1 1/2 sink drainer unit with mixer taps, 4 ring gas hob with extractor over, built in oven, integrated dishwasher, space and plumbing for washing machine. Space

for fridge. Wall mounted gas boiler and window to side elevation.

Living Area - 12'5" x 8'2" (3.78m x 2.5m)

A light and airy reception space with French doors to the rear elevation.

Bedroom 1 - 11'8" x 11'4" (3.56m x 3.45m)

Double bedroom with bay window to front elevation.

Bedroom 2 - 11'10" x 9'9" (3.6m x 2.97m)

Double bedroom with window to rear elevation

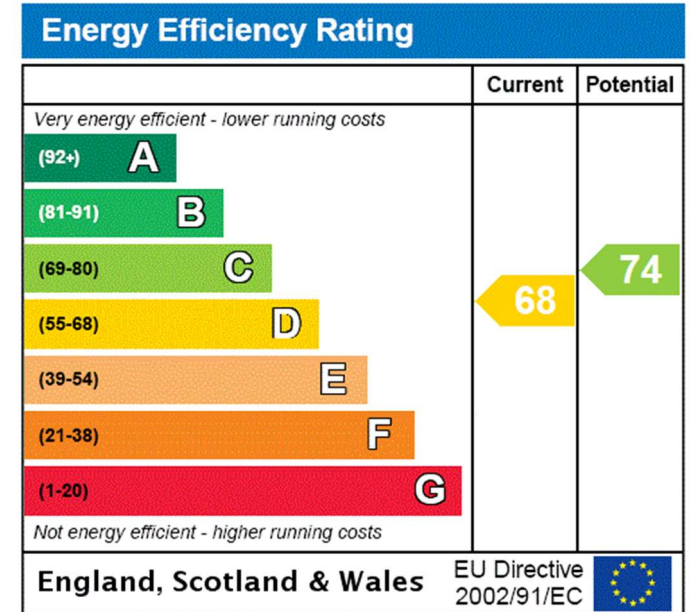
Bathroom - 8'7" x 5'2" (2.62m x 1.57m)

Enclosed panel bath with mains fed shower over, low flush WC, pedestal wash hand basin, heated towel rail and window to rear elevation.

Outside - Gravelled front garden as well as decking to the rear of the property. Allocated parking space at the rear of the building, accessed via the lane.

Services - Mains gas, water, electric and drainage.

Council Tax - Band A



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Directions

From The Strand follow the one way system around the town, continue into Burn View with the golf course on the left-hand side, and follow the road round into Lansdown Road. Turn immediately left into Broadclose Hill and then right into Bramble Hill, the property will be found after a short distance on the right-hand side.

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.

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