



Bond
Oxborough
Phillips

Changing Lifestyles

30 Downs View
Bude
Cornwall
EX23 8RG



Asking Price: £650,000 Freehold



Changing Lifestyles

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ATTENTION INVESTORS

A rare and exciting investment opportunity to acquire this spacious building comprising 6 bedsit apartments and 4 one bedroom flats. The property is situated in the very sought after residential location of Downs View enjoying spectacular Golf Course and sea views whilst being within short walking distance to the local beaches and amenities. Front and rear enclosed gardens, extensive off road parking area to rear. Viewings strictly by appointment with Bond Oxborough Phillips contact the office on 01288 355066 to arrange an early appointment. EPC Rating E

The sandy surfing beach at Crooklets and 18 hole golf links course conveniently positioned lying within a short distance walk. The well known coastal resort of Bude offers a wide range of domestic, commercial and leisure facilities including 18 hole golf course, tennis, squash, bowls, horse riding, surfing, indoor and outdoor swimming pools, leisure and sport complex with adjacent bowling arena, in addition to the popular sandy beaches with dramatic heritage coastline. Good proximity to the main A39 road gives easy access to other towns, villages and places of interest including the adjacent and historic village of Stratton. Stratton now offers a variety of daily facilities including hospital and medical centre. Railway links are also available at Exeter and Newquay, the latter hosting the much publicised daily Ryan Air flights Stansted.

- ATTENTION INVESTORS
- GENEROUS RESIDENCE
- 6 BEDSIT APARTMENTS
- 4 ONE BEDROOM FLATS
- WALKING DISTANCE TO THE LOCAL BEACHES AND AMENITIES
- VIEWS OVER GOLF COURSE AND TO THE SEA FROM FRONT ELEVATION

The agent is currently awaiting internal photos due to the property being currently occupied. Please contact the agent to declare any early interest or to arrange a viewing.

EPC: E

Directions

From Bude town centre proceed along Belle Vue heading towards Flexbury and take the left hand turning by Somerfield supermarket towards Crooklets. Proceed half way down the hill and take the right hand turning through the golf course and upon reaching Downs View turn right whereupon number 30 will be found within approximately 150 yards on the left hand side.



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.