



Bond
Oxborough
Phillips

Changing Lifestyles

1 Grosvenor Mansions
Belle Vue
Bude
Cornwall
EX23 8JX

Asking Price: £149,950 Leasehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

1, Grosvenor Mansions, Belle Vue, Bude, Cornwall, EX23 8JX



- 2 DOUBLE BEDROOMS
- FIRST FLOOR
- CONVENIENT LOCATION
- SEA VIEWS
- COMMUNAL COURTYARD
- NO ONWARD CHAIN
- EPC: E
- COUNCIL TAX BAND: A



An opportunity to acquire this 2 bedroom first floor flat requiring some modernisation throughout. The property occupies a convenient location in the centre of the thriving coastal town of Bude and benefits from sea views from the lounge, kitchen, dining area, 2 double bedrooms and bathroom. Offered with no onward chain. Viewings highly recommended.



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The property enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while 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.

Entrance Hall - Doors to lounge, dining area and 2 bedrooms.

Lounge - 21'4" x 10'9" (6.5m x 3.28m)
This light and airy room benefits from a window to the front elevation with sea views. Feature fireplace.

Kitchen - 8'9" x 7'3" (2.67m x 2.2m)
Comprising of a range of base units with laminate worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Space for a freestanding cooker and under counter fridge. Window to rear and side elevation.

Dining Area - 10'6" x 9'5" (3.2m x 2.87m)
Window to rear elevation. Ample space for large dining table. Door to Bathroom.

Bedroom 1 - 11'7" x 11'6" (3.53m x 3.5m)
Window to rear elevation.

Bedroom 2 - 11'7" x 10'10" (3.53m x 3.3m)
Window to front elevation. Two internal windows to rear elevation. Vanity unit with hand wash basin.

Bathroom - 9'5" x 3'10" (2.87m x 1.17m)
Comprising of an enclosed panel bath, low level WC and vanity unit with hand wash basin. Window to rear elevation.

Storage - Access door to rear of the property. Door to kitchen.

Outside - To the rear is a shared access providing access to front and rear entrances of the property. Communal courtyard.

Services - Mains water, electric and drainage.

EPC Rating - E

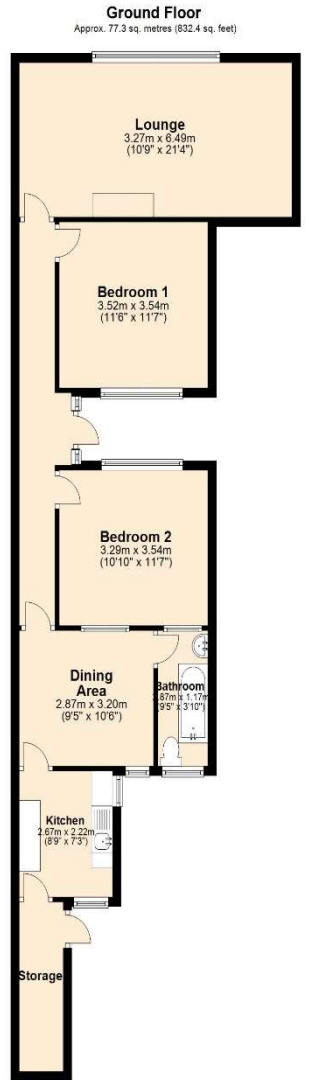
Council Tax Band - A

Agents Note - Leasehold. The current owners have advised that the lease was granted in 1995 and has a remainder of 150 years. The ground rent is £100.00 per annum.

The current owners have advised that any maintenance charges are split equally with all 10 flats.



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Total area: approx. 77.3 sq. metres (832.4 sq. feet)
Bored Osborne Phillips - Not to Scale
 Plan produced using PlanItUp

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	