



Bond
Oxborough
Phillips

Changing Lifestyles

24 Hawkers Court
Bude
Cornwall
EX23 8SX

Asking Price: £250,000
Share of Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com



- TWO BEDROOM APARTMENT
- CAR PORT WITH OFF ROAD PARKING SPACE
- OPEN PLAN LIVING WITH SLIDING DOORS TO FRONT ELEVATION
- CLOSE TO LOCAL BEACHES
- WALKING DISTANCE OF LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- SHARE OF FREEHOLD
- EPC: C
- COUNCIL TAX BAND: TBA



24 Hawkers Court, Bude, Cornwall, EX23 8SX

Changing Lifestyles

Occupying a most convenient location within walking distance to the town centre and Crooklets beach. A stylish and contemporary 2 bedroom ground floor apartment with carport providing allocated parking. Well suited to first-time buyers or as an investment purchase. EPC Rating C. Council Tax Band TBA.

Hawkers Court occupies a sought after location in the popular coastal town of Bude, conveniently positioned within walking distance of both the popular local Beach at Crooklets and 18 hole golf course. The well known coastal resort of Bude offers a wide range of domestic, commercial and leisure facilities including 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.

Communal Entrance

Entrance Hall - Built in storage cupboard.

Open Plan Lounge/Kitchen/Diner - 22'1" x 13'4" (6.73m x 4.06m)

A light open plan room comprising a modern white gloss kitchen with a range of matching base and wall mounted cupboard and work surfaces over incorporating a 1 ½ bowl single drainer sink unit and integrated fridge/freezer. Built in oven with 4 ring gas hob and extractor hood over. Open plan dining and living space with double glazed sliding doors to outside.

Bedroom 1 - 12'4" x 9'8" (3.76m x 2.95m)

Double bedroom with built in wardrobes and window to rear elevation.

Bedroom 2 - 9'9" x 7'4" (2.97m x 2.24m)

Window to rear elevation.

Bathroom - 6'10" x 6' (2.08m x 1.83m)

Enclosed panel 'P' shaped bath with shower over, pedestal wash hand basin, low flush WC and heated towel rail.

Outside - Allocated off road parking space can be found in the car port at the end of the court, with the apartment number displayed.

Services - Mains electric, gas, water and drainage.

Tenure - Leasehold of 999 years granted from 1 August 2008.

1/25th share of the Estate freehold.

Ground rent for the apartment is £100 PA.

Services charges are £1251 Per Annum.

Charges are paid in two instalments every 6 months.

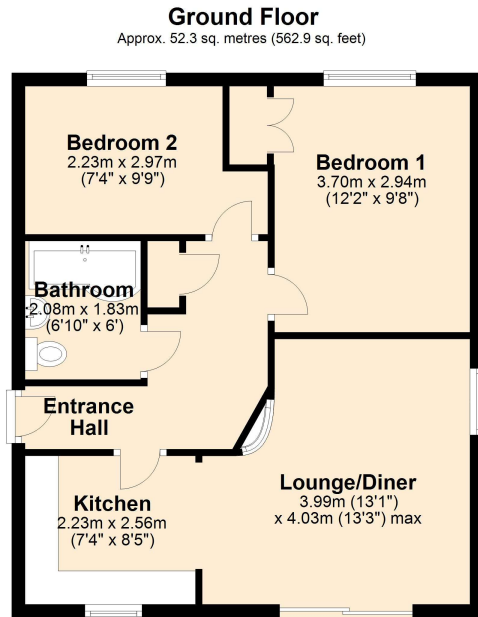
EPC - Rating C

Council Tax - Band to be assigned by Cornwall Council.



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Total area: approx. 52.3 sq. metres (562.9 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

From Bude town centre proceed up the one way street through Belle Vue upon reaching the top of the hill turn left at Sainsburys supermarket towards Crooklets Beach and take the next right hand turning half way down the hill through the golf course. At the junction proceed straight ahead into Maer Down Road, whereupon the entrance to Hawkers Court will be found straight ahead.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	