

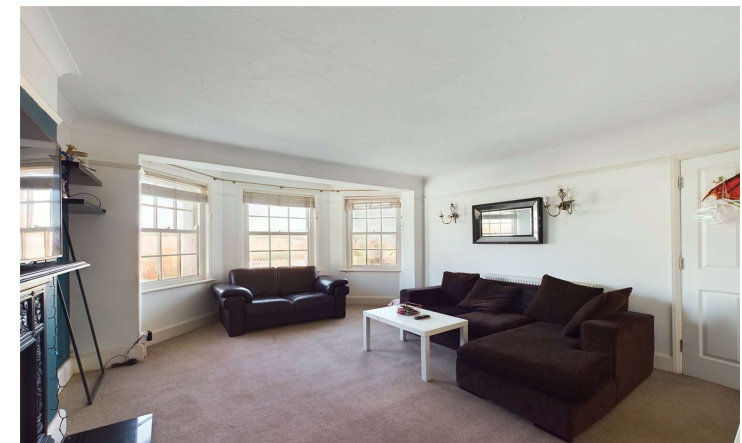


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 2  
1 Burn View  
Bude  
Cornwall  
EX23 8BY

**Asking Price: £267,000 Leasehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**

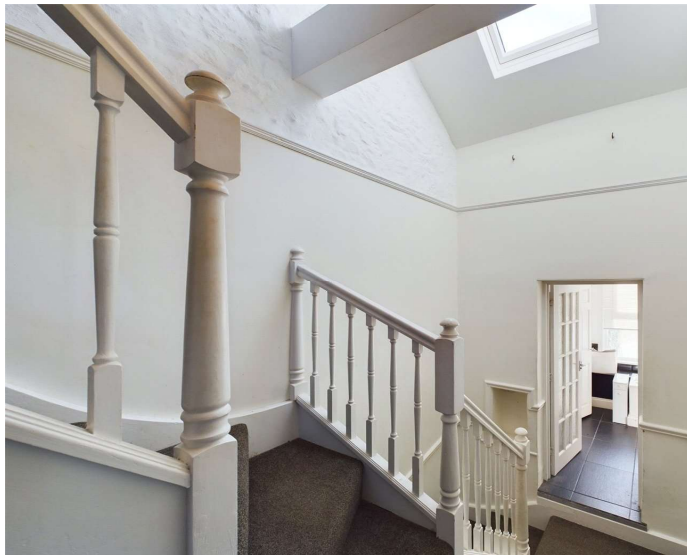
Flat 2, 1 Burn View, Bude, Cornwall, EX23 8BY



- 2 BEDROOMS
- FIRST FLOOR MAISONETTE
- VIEWS ACROSS BUDE GOLF COURSE
- TOWN CENTRE LOCATION
- WALKING DISTANCE OF RESTAURANTS, LOCAL AMENITIES AND BEACHES
- WELL SUITED AS SECOND HOME/INVESTMENT PURCHASE
- EPC: D
- Council Tax Band: A



**Enjoying a convenient location in the centre of this popular coastal town being within walking distance to local beaches and amenities with open views over the golf course, a spacious 2 double bedroom, first floor maisonette apartment enjoying views over the golf course with sea views visible from the top floor. The property would be perfect for buyers looking for an investment/second home. EPC Rating D. Council Tax Band A.**



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**The property enjoys a convenient and sought after central location within this popular coastal town set amidst the rugged North Cornish coastline being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking clifftop coastal walks etc. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole links golf course and fully equipped leisure centre 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 a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.**

**Communal Entrance** - Entrance door providing access to the apartment.

**Entrance Hall** - Staircase leading to split level landing.

**First Floor Split Level Landing** - Vaulted ceiling with Velux skylight providing an abundance of natural light. Staircase leading to second floor.

**Living Room** - 17'1" x 13'8" (5.2m x 4.17m)  
Light and airy reception room with feature ornate fireplace and bay window to front elevation enjoying views over the Bude golf course.

**Bedroom 2** - 13'8" x 12'3" (4.17m x 3.73m)  
Generous double bedroom with windows to side elevation.

**Kitchen** - 9'4" x 5'11" (2.84m x 1.8m)  
A fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, built in 4 ring hob and oven/grill. Integrated dishwasher, under counter space for fridge and freezer. Sash window to front elevation.

**Bathroom** - 7'10" x 7'4" (2.4m x 2.24m)  
Enclosed panel bath with mixer taps and mains fed shower over, pedestal wash hand basin, low flush WC. Large built in cupboard housing wall mounted gas combi boiler, space and plumbing for washing machine and tumble dryer. Window to rear elevation.

**Second Floor** - Landing area with Velux window to front elevation enjoying elevated views over the golf course and Flexbury side of Bude.

**Bedroom 1** - 15'11" x 14'4" (4.85m x 4.37m)  
Double bedroom with Velux windows to rear and front elevations with sea views visible.

**Tenure** - The apartment is sold with the remainder of a 999 year leasehold granted in 1st Jan 1988. The vendors have informed the agents that there is also a share of freehold sold with the property.

**EPC** - Rating D

**Council Tax** - Band A



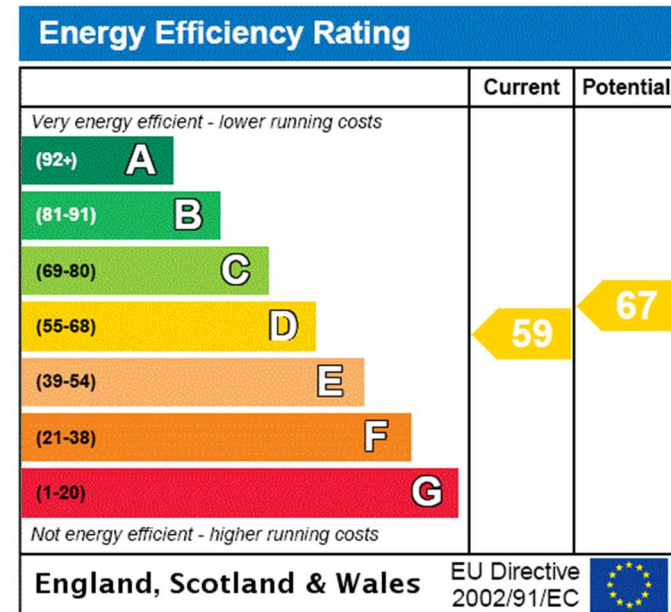


## Have a property to sell or let?

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 to be 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.



### Directions

From the Bude office by foot, turn right towards the top of Queen Street. Turn right and immediately left again into Burn View and proceed to the end of the row of houses whereupon number 1 will be found.