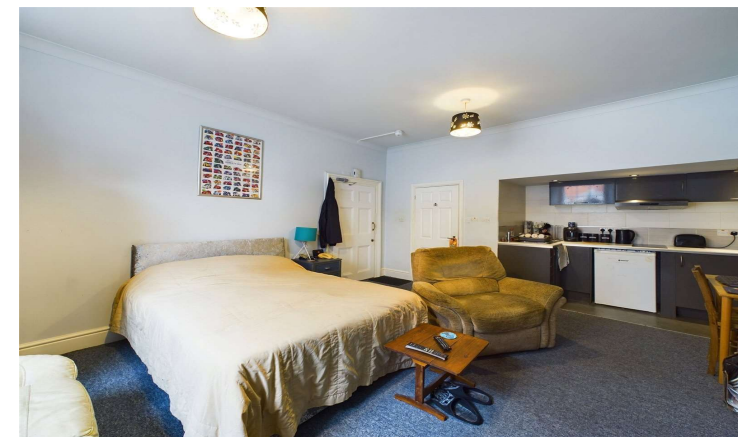


Phillips Flat
Phillips House
Church Street
Stratton
Bude
EX23 9DD

Guide Price: £79,950
Share of Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

An opportunity to acquire a studio flat occupying a central location in this sought after North Cornish village ideally suited to first time buyers whilst equally appealing as an investment opportunity/holiday retreat. Communal rear courtyard and amenity area. EPC D. Council Tax Band A.

Communal Entrance Hall

Living Area incorporating Bedroom and Kitchen - 15'1" x 14'5" (4.6m x 4.4m)

Window to front elevation onto Church Street.

Kitchen Area - Fully fitted kitchen comprising extensive range of base and wall mounted cupboard units with work surfaces incorporating single drainer sink unit and mixer taps, plumbing and recess for washing machine, integrated fridge, electric dual hob with extractor over.

Shower Room - 6'3" x 4'9" (1.9m x 1.45m)

Fitted suite comprising corner shower with Triton shower unit, pedestal wash hand basin, low level WC.

Outside - Communal entrance hall with door to enclosed communal courtyard providing a pleasant area for seating, enclosed drying and bin store.

Tenure - Leasehold - remainder of 999 year lease granted on 1 May 1985 with share of Freehold.
Management charge of £50 per month.

EPC Rating - D

Council Tax - Band A



Mobile Coverage

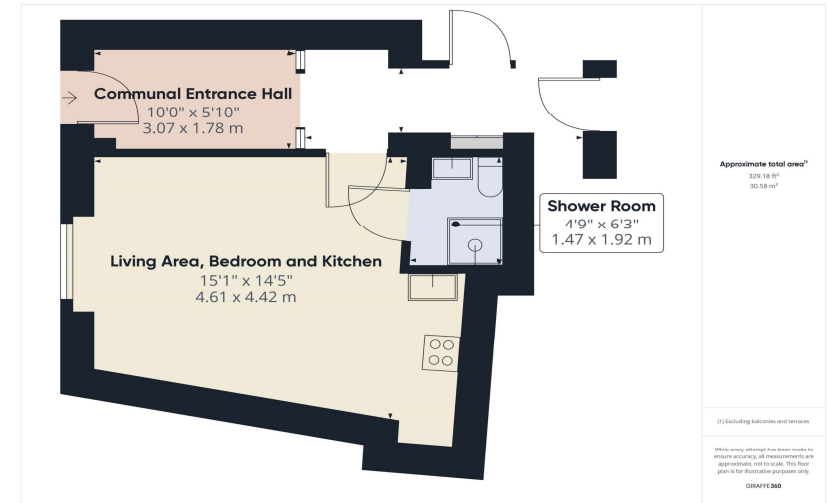
EE
Vodafone
Three
O2



Broadband

Basic
Ultrafast

4 Mbps
1000 Mbps



Directions

From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, round a right hand bend past the hospital on the right hand side, continue on this road round a left hand bend over the bridge and take the road up in front of you (to the left of the Kings Arms Public House). Continue up Fore Street and take the right hand turning into Church Street whereupon the flat will be found within a short distance on the right 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.