



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Pentyre Court  
Vicarage Road  
Bude  
Cornwall  
EX23 8JQ

**Asking Price: £129,950 Leasehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



- 1 BEDROOM
- SECOND FLOOR APARTMENT
- CENTRAL LOCATION
- RETIREMENT COMPLEX
- WALKING DISTANCE OF TOWN
- DOUBLE GLAZING
- NO ONWARD CHAIN
- EPC: C
- Council Tax Band: B



**An opportunity to acquire this 1 bedroom second floor apartment in this sought after over 55's retirement complex. Located within easy walking distance of amenities, local beaches and backing onto the Bude canal. Benefitting from UPVC double glazed windows throughout and available with no onward chain. EPC rating C. Council tax band B.**



23 Pentyre Court, Vicarage Road, Bude, Cornwall, EX23 8JQ

## Changing Lifestyles

The property occupies a pleasant position in Vicarage Road, close to the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.

**The Residence** - Pentyre Court offers facilities of 24-hour emergency care line, guest suite for rent by visitors, communal meeting room and a visiting house manager. The complex provides a comfortable purpose built accommodation for potential buyers over the age of 55.

**Communal Entrance** - Entry phone system, access to the house managers office and stair and lift service to upper floors.

**Hallway** - Entrance with built in airing cupboard housing hot water cylinder and electric meter cupboard.

**Living Room** - 16'10" x 9'4" (5.13m x 2.84m)

Dual aspect windows to the side and front elevation. Double doors opening to:

**Kitchen** - 8'6" x 9'3" (Max) (2.6m x 2.82m (Max))

Range of matching wall and base mounted units incorporating integrated oven, 4 ring ceramic hob with extractor hood above, single drainer sink unit. Recess for washing machine, recess for fridge and freezer. Window to side elevation.

**Bedroom** - 12'3" x 8'10" (3.73m x 2.7m)

Built in wardrobe and window to front elevation.

**Bathroom** - 6'10" x 5' (2.08m x 1.52m)

Enclosed shower cubicle with mains fed shower over, vanity unit with fitted wash basin, wc and heated towel rail.

**Outside** - Communal front and rear well tendered gardens, communal parking area.

**Services** - Mains water, electric and drainage.

**EPC** - Rating C.

**Council Tax Band** - B.

**Tenure** - TBC

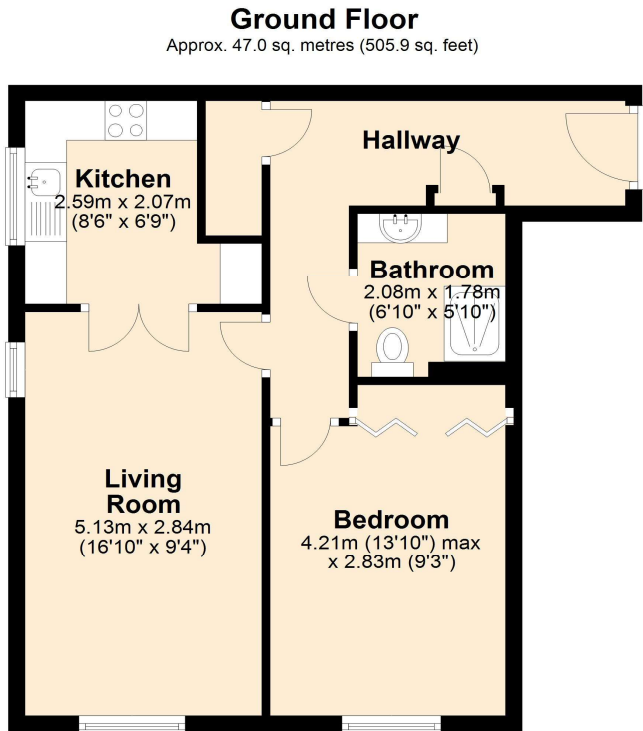
**Outside** Communal front and rear well tendered gardens, communal parking area.

**Agents Notes** - The property is available with the remainder of 125 year lease granted in 1999. Ground rent £679.59, per annum (payable in half yearly instalments).. Service charge £2564.76 per annum (payable in half yearly instalments).

| Mobile Coverage |   | Broadband |         |
|-----------------|---|-----------|---------|
| EE              | ● | Basic     | 17 Mbps |
| Vodafone        | ● | Superfast | 61 Mbps |
| Three           | ● |           |         |
| O2              | ● |           |         |

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Total area: approx. 47.0 sq. metres (505.9 sq. feet)

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

## Directions

From Bude town centre, proceed along The Strand towards Stratton. Upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right hand side whereupon Pentyre Court will be found within a short distance on the Left hand side.

## 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |