



Bond
Oxborough
Phillips

Changing Lifestyles

10 Pen Morvah
Bramble Hill
Bude
Cornwall
EX23 8GW

Asking Price: £280,000 Leasehold



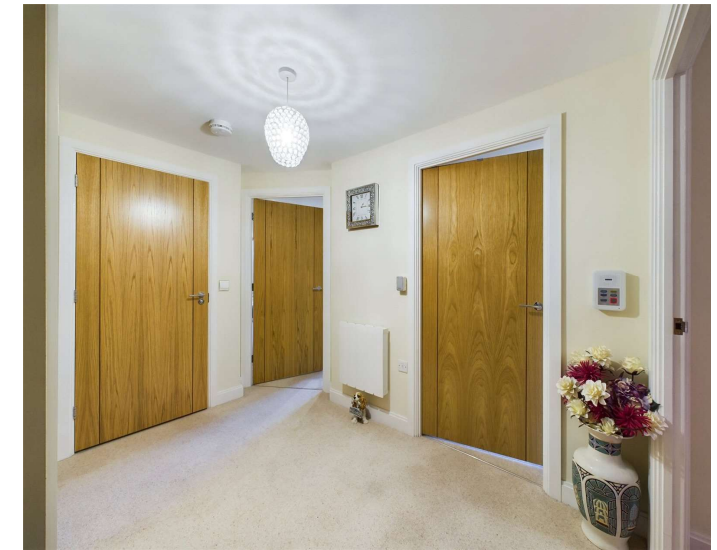
Changing Lifestyles

01288 355 066
bude@boproperty.com

10 Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW



- 2 Bedroom Retirement Apartment
- Upper Ground Floor Level - with lift access
- Communal Gardens
- Allocated Parking Space
- Immaculately Presented
- Close to Town Centre and Beaches
- Tenure - Leasehold
- Council Tax Band C
- EPC: B



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An opportunity to acquire an immaculately presented 2 bedroom upper ground floor apartment in a select development for the over 60's. The apartment offers spacious and comfortable living space throughout, a patio with access to the communal gardens and an allocated parking space. The property benefits from being a short distance to the town centre and beaches as well as presented owners lounge, guest suite, 24 hour emergency assistance and lift access. EPC B. Council Tax Band C.

Pen Morvah is a McCarthy and Stone development for the over 60's built in 2018 and 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 - Practical storage closets including fitted shelving as well as space and plumbing for washing machine. Doors leading to all rooms.

Kitchen - 9'9" x 7'9" (2.97m x 2.36m)
Fitted range of modern eye and base level units with black roll top work surface over incorporating stainless steel sink with mixer taps and electric hob. Integrated eye level oven, fridge and freezer. Double glazed window to the rear overlooking the well tended communal gardens.

Living Room - 18' x 13' (5.49m x 3.96m)
Spacious reception room with uPVC double glazed patio door out to a small seating area overlooking the communal gardens. A large built-in cupboard off the living room is currently being used as a study/office space. Door to:

Bedroom 1 - 15'9" x 9'5" (4.8m x 2.87m)
Double bedroom with spacious walk-in wardrobe with fitted hanging rail and drawer space. Double Glazed window to the rear overlooking the communal gardens.

Bedroom 2 / Dining Room - 13'10" x 9'5" (4.22m x 2.87m)
Currently configured as a dining space/snug, this double bedroom has a double glazed window to the rear overlooking the communal gardens.

Shower Room - 7'3" x 6'9" (2.2m x 2.06m)
Modern shower room consisting of walk-in shower, WC and wash hand basin set within a vanity unit. Fully tiled, emergency pull cord, mirror with shaving point and lighting attached, electric heater and heated towel rail.

Outside - Well maintained and landscaped communal gardens surrounding the building. Sections

laid to lawn as well as mature shrubs and borders with seating areas. The residence offers a designated parking space with additional visitor spaces available on a first come first served basis. There is also use the mobility scooter storage and charging points available.

Tenure - Leasehold. The property is sold with a 999 year lease which commenced in 2018.

Service Charge: Approximately £405 per month
Ground Rent - Approximately £247.50 payable every 6 months.
Reviewed annually.

The services charges include: Buildings insurance, water and drainage, development staff, emergency call system as well as electric, heating and lighting of communal areas.

Services - Mains Water, Drainage and Electric.

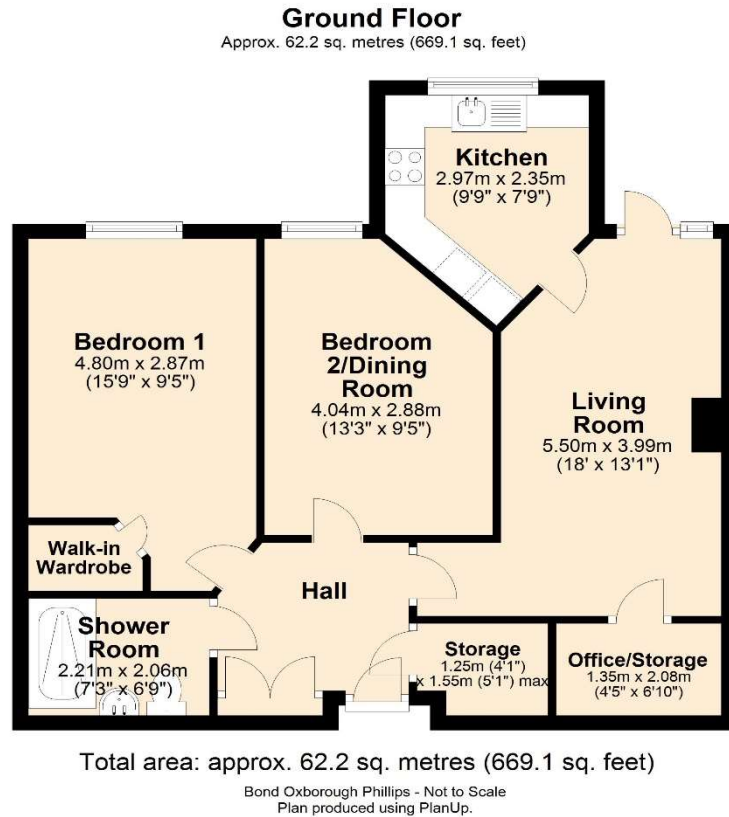
EPC Rating - Band B

Council Tax - Band C.



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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	87	87
(69-80) C		
(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	

Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the right hand turning into Bramble Hill and right again into Pathfields whereupon Pen Morvah will be found within a short distance on the right hand side with the main entrance accessed via the car park area.