



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 The Octagon  
Strand  
Bude  
Cornwall  
EX23 8RA

**Asking Price: £250,000 Leasehold**



**Changing Lifestyles**

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- 2 BEDROOM
- SECOND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING AREA WITH BALCONY
- WALKING DISTANCE TO LOCAL AMENITIES AND BEACHES
- CENTRAL LOCATION
- GAS FIRED CENTRAL HEATING
- EPC RATING C.
- COUNCIL TAX BAND A.



Situated within a short distance of the popular coastal town this 2 bedroom second floor apartment benefits from fantastic views across the River Neet and surrounding countryside. Offering versatile accommodation throughout with an allocated off road parking space and balcony. The residence would be well suited as an investment property whilst equally appealing as a comfortable home. EPC rating C. Council Tax Band A.



**Communal Entrance Hall** - **Bedroom 2** - 8'11" x 7'9" (2.72m x 2.36m)  
Communal hall and stairwell to second floor. Window to side elevation.

**Kitchen/Living Room** - 19'2" (5.84) (Max) x 17'4" (5.28) (Max)  
A light and airy open plan reception room with ample space for lounge furniture and dining table and chairs. A modern fitted kitchen comprises a range of matching base and wall mounted units with work surfaces over incorporating a single sink/drain unit, 4 ring electric Neff hob, Neff extractor hood over and built in oven. Integrated fridge/freezer and Neff dishwasher. Double patio doors leading to the balcony. Velux style window.

**Bathroom** - 5'6" x 4'8" (1.68m x 1.42m)  
Comprising a panel bath with hand held shower over, concealed cistern WC and wall mounted hand wash basin. Chrome heated towel rail. Extractor fan.

**Outside** - An allocated off road parking space can be found at the end of the parking court, with the apartment number clearly displayed.

**Bedroom 1** - 8'8" x 7'9" (2.64m x 2.36m)  
Windows to side elevation. Built in cupboard. Door to:

**Tenure** - The property has the remainder of a 125 year lease granted in March 2006 and has a 1/10 share of the freehold. Service and maintenance charge is approximately £111.00 per calendar month.

**Ensuite** - 4'8" x 3'11" (1.42m x 1.2m)  
Modern ensuite includes enclosed shower cubicle with mains fed shower over, concealed cistern WC and wall mounted hand wash basin. Extractor fan.

**EPC** - Rating C.

**Council Tax Band** - A.



EE	✓	✓
Three	✓	✓
O2	✓	✓
Vodafone	✓	✓

Standard	18 Mbps	1 Mbps	✓
Superfast	--	--	✗
Ultrafast	1000 Mbps	200 Mbps	✓



Total area: approx. 46.6 sq. metres (501.3 sq. feet)

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

### Directions

From Bude town centre proceed along The Strand and The Octagon will be found on the left hand side just before the mini-roundabout.

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