



Bond
Oxborough
Phillips

Changing Lifestyles

1A
Summerleaze
Avenue
Bude
Cornwall
EX23 8RL



Asking Price: £210,000 Leasehold



Changing Lifestyles

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1A, Summerleaze Avenue, Bude, Cornwall, EX23 8RL

Entrance Porch - 4'7" x 8'7" (1.4m x 2.62m)

Window to rear elevation. Door to:

Entrance Hall - 13'4" x 5'8" (4.06m x 1.73m)

Staircase leading to first floor. Built in worksurface with space for tumble dryer. Useful built in under stair cupboard.

First Floor Landing - Built in storage cupboard. Built in airing cupboard housing hot water cylinder with space and plumbing for washing machine.

Living Room - 11'9" x 10'4" (3.58m x 3.15m)

Feature fireplace housing electric fire with window to front elevation.

Kitchen - 7'11" x 6'10" (2.41m x 2.08m)

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, recess for oven and tall fridge freezer with space and plumbing for washing machine. Window to side elevation.

Bedroom 1 - 11'9" x 9'7" (3.58m x 2.92m)

Double bedroom with built in wardrobe space. Window to front elevation.

Bedroom 2 - 12'10" (Max) x 8'8" (3.9m (Max) x 2.64m)

Window to side elevation.

Bathroom - 10'5" x 6'4" (3.18m x 1.93m)

Panel bath with mixer taps, built in shower area with electric shower over, pedestal wash hand basin, low flush WC.

Parking - Parking space located at the rear of the property.

Services - Mains water, drainage and electric.

Leasehold - Remainder of a 999 year lease granted in 1973.

Ground Rent tbc

Council Tax - Band A

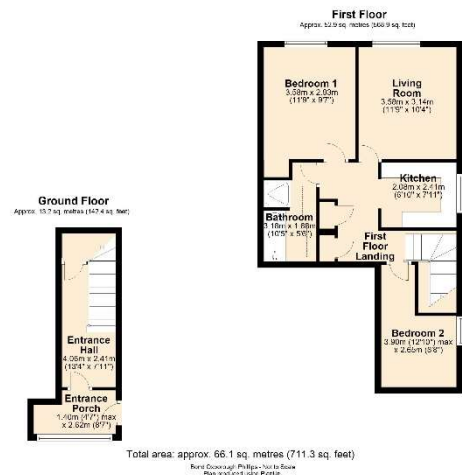
EPC - Rating TBC

Situated within a short walk of the popular Crooklets beach is this good sized 2 bedroom first floor maisonette requiring modernisation with an off road parking space. The town centre of Bude is located within walking distance along with local amenities, Summerleaze Beach and the canal. Available with no onward chain. EPC Rating TBC. Council Tax Band A.

1A Summerleaze Avenue enjoys a pleasant location situated in one of Bude's most desirable residential areas lying a short distance away from the local bathing beach of Crooklets and within walking distance of the town centre which supports a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline 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 breath taking cliff top coastal walks, 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 convenient access to the A39 North Devon link Road which in turn connects to Barnstaple, Tiverton and M5 motorway.

Directions

From Bude town centre proceed towards Poughill along Golf House Road, dissecting the golf course, and take the first left hand turning which leads to Downs View. Take the second turning on the right into Summerleaze Avenue whereupon the property will be found on the left 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.

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