



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Pen Morvah  
Bramble Hill  
Bude  
Cornwall  
EX23 8GW

**Asking Price: £275,000**



Changing Lifestyles

01288 355 066  
bude@boproperty.com





- 2 BEDROOM RETIREMENT APARTMENT
- GROUND FLOOR
- COMMUNAL GARDNES
- ALLOCATED PARKING SPACE
- IMMACULATEDLY PRESENTED
- CLOSE THE POPULAR TOWN CENTRE AND BEACHES
- LEASEHOLD
- COUNCIL TAX BAND: C
- EPC RATING: B



**Available with no onward chain! An exciting opportunity to acquire this well presented 2 bedroom ground floor apartment situated in a modern select development for over 60's located close to the popular coastal town and beaches. Comfortable and versatile accommodation with double gazed door leading to the well-tended communal gardens. The apartment benefits from a well presented owners lounge, guest suite, 24 hours emergency assistance and lift access within the building. EPC Rating 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 -**

Useful storage cupboard incorporating a washer/dryer. Further storage cupboard with shelving.

## **Living Room - 17'9" (5.4) (MAX) x 13'2" (4.01) (MAX)**

Light and airy reception room provides ample space for a large suite and dining room and chairs and benefits from a feature fireplace. Door leading to the communal gardens which could provide a perfect spot for alfresco dining.

## **Study / Cupboard - 4'5" x 6'9"**

A large built-in cupboard off the living room, currently used as a study/office space.

## **Kitchen - 6'7" x 7'9" (2m x 2.36m)**

Range of wall and base mounted units with work surfaces over incorporating stainless steel sink/drain, 4 ring induction hob with extractor hood over. Integrated appliances include fridge, freezer and eye level Hotpoint oven. Window to side elevation.

## **Bedroom 1 - 15'8" x 9'5" (4.78m x 2.87m)**

Large double bedroom with walk in wardrobe. Window to side elevation.

## **Bedroom 2 - 13'8" x 9'4" (4.17m x 2.84m)**

Window to side elevation.

## **Shower Room - 6'8" x 7'2" (2.03m x 2.18m)**

Modern style shower room comprising of a large walk-in shower with mains fed drench showerhead over, inset low level WC and hand wash basin with vanity unit. Wall mounted mirror 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 £404 per month.  
Ground Rent - Approximately £498 per annum.  
Reviewed annually.

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

## **Services**

- Mains electric, water and drainage.

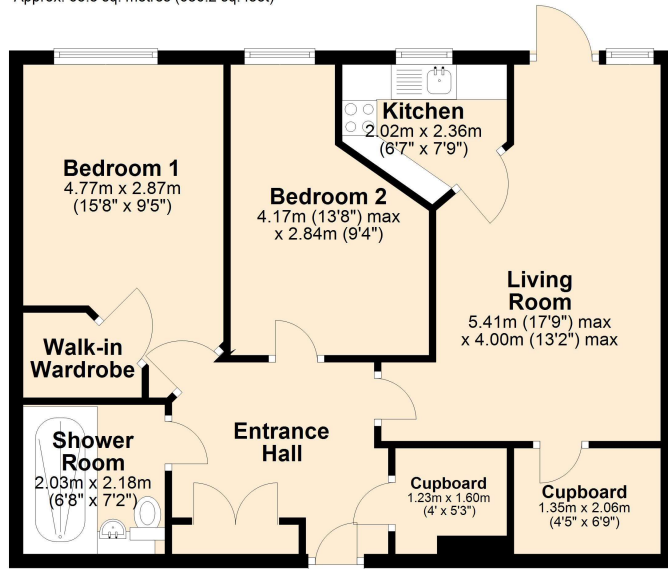
## **EPC Rating - B.**

## **Council Tax Band - C.**





**Ground Floor**  
Approx. 63.8 sq. metres (686.2 sq. feet)



Total area: approx. 63.8 sq. metres (686.2 sq. feet)

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

### 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.

## 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>	87	87
(69-80) <b>C</b>		
(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	