

Flat 11
Erdiston Court
Summerleaze
Crescent
Bude
Cornwall
EX23 8HG

Asking Price: £260,000

Leasehold



Changing Lifestyles

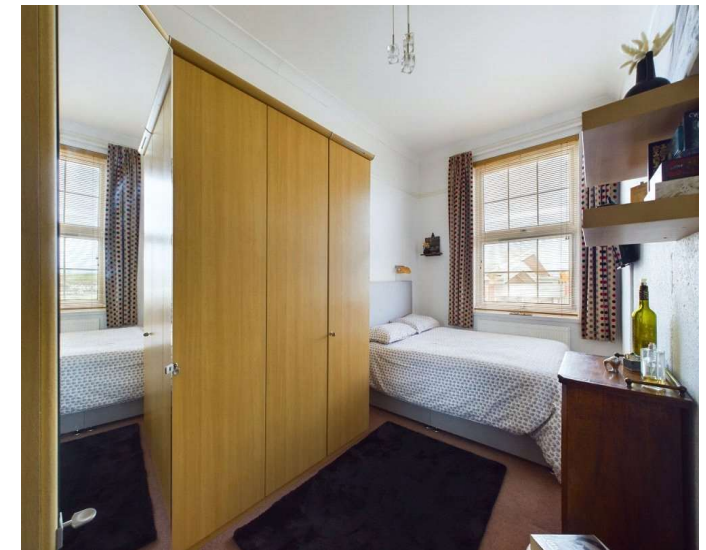
**01288 355 066
bude@boproperty.com**



- 3 BEDROOMS
- FIRST FLOOR APARTMENT
- SPACIOUS AND VERSITILE ACCOMODATION THROUGHTOUT
- FEW MINUTES WALK TO THE BEACHES, SEA POOL AND DOWNS
- PRIME TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD
- EPC RATING
- COUNCIL TAX BAND: B



A fantastic opportunity to acquire this spacious 3 bedroom first floor apartment enjoying a convenient and central location within the popular town being only a few minutes' walk to the local beaches. The property comprises a kitchen, living room, 3 good sized bedrooms and family shower room. The residence benefiting from views across Bude golf course and gas fired central heating. EPC Rating D. Council Tax Band B.



The property enjoys a convenient and sought after central location within this popular coastal town set amidst the rugged North Cornish coastline being famed for its surfing, sea pool and many nearby areas of outstanding natural beauty and breath-taking clifftop coastal walks etc. Bude itself supports a comprehensive range of shopping, schooling, recreational facilities, bars, restaurants, golf course and leisure centre etc. Easy access to the Atlantic Highway with links further into Cornwall, being just 20 miles from Tintagel and 36 miles from Padstow. To the North of Bude has travel links to Devon as well as access links to Exeter, M5 and rail connections from Okehampton.

Communal Entrance Hall - Communal hall and stairwell.

Entrance Hall - Doors leading to all rooms.

Kitchen - Range of base and wall mounted units with work surfaces over incorporating an inset stainless steel sink with stainless steel drainer, 4 ring gas hob with extractor fan over and electric oven under. Space and plumbing for washing machine, tumble dryer. Space for under counter fridge. Storage cupboard. Wall mounted boiler. Windows to rear elevation.

Living Room - Large light and airy reception room with high ceilings and benefiting from windows to front and side elevation enjoying far reaching views across Flexbury and Bude golf course.

Bedroom 1 - Double bedroom with windows to front elevation.

Bedroom 2 - Double bedroom with windows to front elevation.

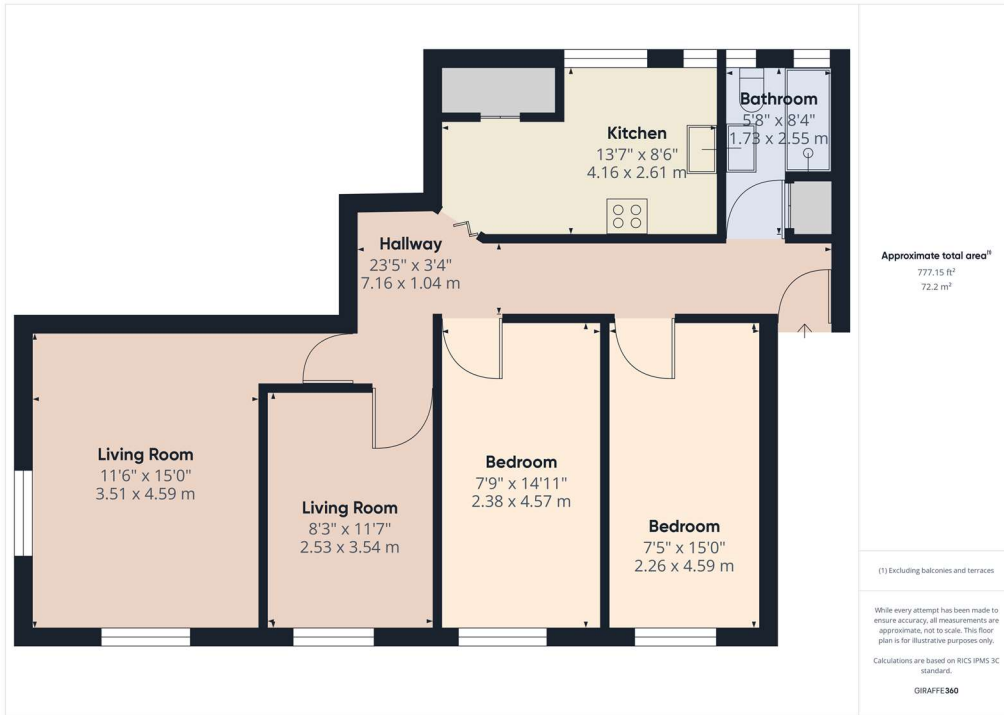
Bedroom 3 - Window to front elevation.

Bathroom - Modern suite comprises a low level WC, vanity unit with an inset sink over, large walk in shower with electric shower over. Frosted windows to rear elevation. Airing cupboard.

Agents notes - Remainder of 999 year lease granted in 1978. Maintenance charge £900per annum payable in 2 instalments, reviewed annually. The property also has a 14th share of the freehold. Pets by agreement with Management Company and holiday lets are not permitted.

Services - Mains gas, electric, water and drainage.

Mobile Coverage		Broadband	
EE	●	Basic	17 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

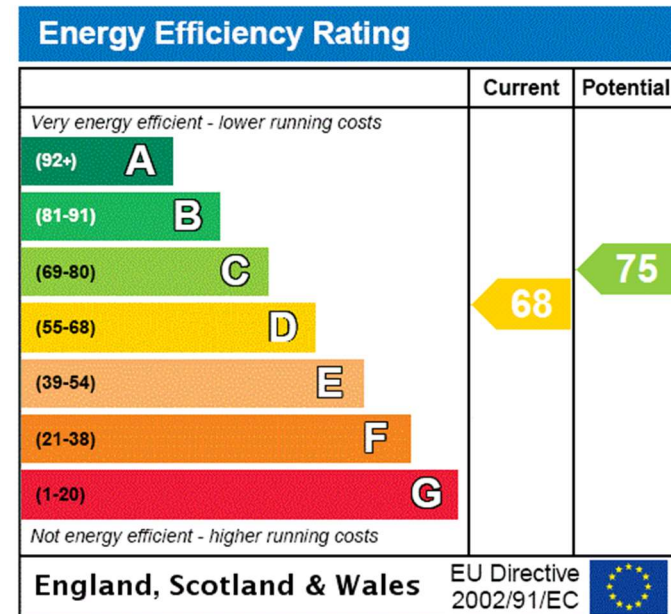


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.



Directions

From our Bude office turn right towards the end of Queen Street and then left into Princes Street towards the Post Office. Upon reaching Belle Vue take the right hand turning along Morwenna Terrace whereupon Erdiston Court will be found within approximately 150 yards on the left hand side. The entrance to number 11 is to the rear of the property and flat 11 is located on the first floor.