



Bond
Oxborough
Phillips

Changing Lifestyles

10 Erdiston Court
Summerleaze
Crescent
Bude
Cornwall
EX23 8HG

Asking Price: £255,000 Leasehold



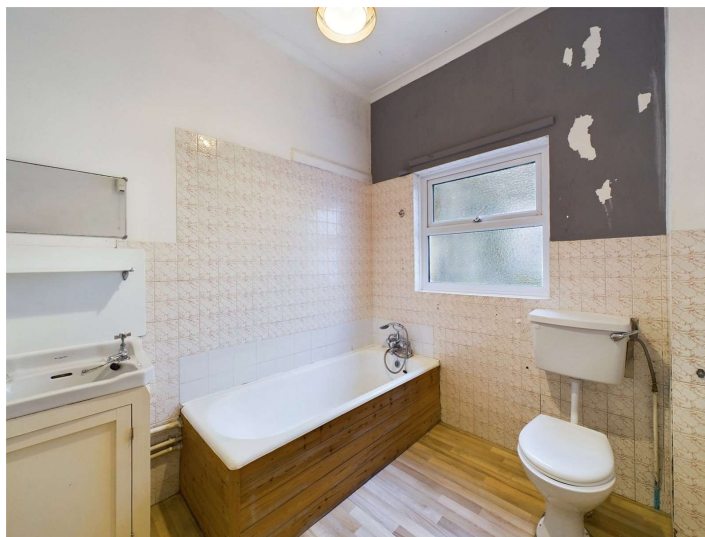
Changing Lifestyles

01288 355 066
bude@boproperty.com

10 Erdiston Court, Summerleaze Crescent, Bude, Cornwall, EX23 8HG



- 3 BEDROOMS
- SPACIOUS AND SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT
- SHORT WALK TO BEACHES, SEA POOL AND DOWNS
- PRIME TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD
- Council Tax Band: B
- EPC Rating D



A fantastic opportunity to acquire this spacious 3 bedroom ground floor apartment requiring modernisation. Enjoying a convenient and central location within the popular town of Bude. The property is ideally located only a few minutes' walk to the all amenities including local beaches, shops and schools. The property comprises a kitchen, living room, 3 good sized bedrooms and family bathroom.



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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 electric hob and electric oven under. Space and plumbing for washing machine, tumble dryer. Ample Space for fridge freezer. Wall mounted boiler. Windows to front elevation.

Living Room - A spacious, light and airy room with double glazed window to front elevation high ceilings giving a real sense of space. Feature fireplace housing electric fire.

Bedroom 1 - Double bedroom with windows to front elevation. Hand wash basin.

Bedroom 2 - Double bedroom with windows to side elevation.

Bedroom 3 - Window to rear elevation.

Bathroom - Bathroom comprises of a low level WC, vanity unit with an inset sink over, enclosed panelled bath with mains fed hand held shower. Frosted windows to rear elevation.

Communal Outside space- The property has access to a low maintenance communal court yard.

Outside Storage Sheds- Accessed via the communal court yard the property benefits from having four additional storage sheds.

Agent's notes - Remainder of 999 year lease granted in 2009. Maintenance charge £924 per 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

EE	●
Vodafone	●
Three	●
O2	●

Broadband

Basic	17 Mbps
Ultrafast	1000 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



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.



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 10 is to the rear of the property and flat 10 is located on the first floor.

