



Bond
Oxborough
Phillips

Changing Lifestyles

10 Grosvenor
Mansions
Bude
Cornwall
EX23 8JX



Asking Price: £125,000



Changing Lifestyles

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Communal Entrance Hall

Entrance Hall - 9'7" x 2'10" (2.92m x 0.86m)

With coat hanging space.

Kitchen/Dining/ Living Area - 20'11" (6.38) (MAX) x 11'9" (3.58) (MAX)

Open plan living area with windows to side elevation. Range of white fitted base and wall mounted units with under cupboard lighting and work surfaces over incorporating stainless steel sink/drainers unit with mixer taps. Built in 4 ring gas hob with extractor fan over and electric oven. Space for fridge freezer and space and plumbing for a washing machine. Space for dining table and chairs.

Bedroom - 14'4" x 11'7" (4.37m x 3.53m)

A generous light and airy room with feature fireplace. Window to side elevation.

Bathroom - 10'6" x 5'6" (3.2m x 1.68m)

Comprising enclosed panel bath with mains fed shower over, close coupled WC and pedestal wash hand basin. Chrome towel rail. Extractor fan. Airing and storage cupboard housing the combi gas boiler.

Services - Mains Water, electric, gas and drainage.

Tenure - Leasehold. The current owners have advised that the lease was granted in 1986 with a length of 150 years.

The ground rent is £100.00 per annum.

The current owners have advised that any maintenance charges are split equally with all 10 flats.

EPC - Rating D.

Council Tax Band - A.

Mobile Coverage

| | |
|----------|---|
| EE | ● |
| Vodafone | ● |
| Three | ● |
| O2 | ● |

Broadband

| | |
|-----------|-----------|
| Basic | 18 Mbps |
| Superfast | 80 Mbps |
| Ultrafast | 1000 Mbps |

Satellite / Fibre TV Availability

| | |
|--------|---|
| BT | ✓ |
| Sky | ✓ |
| Virgin | ✗ |

An opportunity to acquire this well-proportioned 1 bedroom apartment situated in a convenient location in the centre of this popular coastal town of Bude and being a short walk from the canal, coastal paths, beaches and shops. Offering well-presented living accommodation with countryside glimpses. Benefiting of double glazing throughout with recently installed wooden shutter blinds, complemented by gas central heating. A great opportunity as a comfortable home whilst equally suiting as second/investment residence. EPC Rating D. Council Tax Band A.

The property 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.

Directions

By foot from our Bude office, turn left down Queen Street and turn right onto Belle Vue Avenue. Upon reaching Belle Vue Lane turn right, whereupon the entrance to Grosvenor mansions will be found adjacent to Zuma Jay. Alternatively the property can be accessed from the front door located on Belle Vue.

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.