



Bond
Oxborough
Phillips

Changing Lifestyles

6 Canalside
Higher Wharf
Bude
Cornwall
EX23 8GY

Asking Price: £650,000
Share of Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

6 Canalside, Higher Wharf, Bude, Cornwall, EX23 8GY



- 3 BEDROOM (3 ENSUITE)
- FIRST FLOOR MAISONETTE APARTMENT
- 154 SQM
- EXCLUSIVE DEVELOPMENT OF 14 LUXURY RESIDENCES
- STUNNING CANALSIDE LOCATION
- WALKING DISTANCE FROM BEACHES AND TOWN CENTRE
- SUPERBLY PRESENTED ACCOMMODATION THROUGHOUT
- UNDER FLOOR HEATING
- OFF ROAD PARKING
- COMMUNAL EV CHARGING
- VIDEO INTERCOM SYSTEM



In this most sought after location overlooking the canal, an exciting opportunity to acquire a substantial 3 bedroom (3 ensuite), first floor maisonette apartment in this exclusive development of 14 luxury residences. The residence offers superbly presented accommodation with underfloor heating throughout, a modern open plan living/kitchen/dining area and Juliet balcony affording a superb waterside vista and the local wildlife. Off road parking space with communal EV charger. With properties in this position seldom coming to the open market we recommend arranging an early viewing to avoid disappointment. EPC C. Council tax Band D.

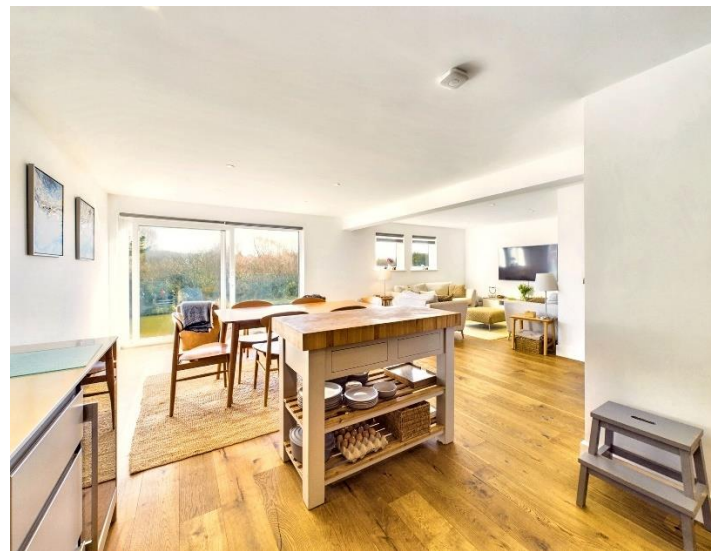


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Canalside is an exclusive development comprising 14 luxury residences situated with fantastic waterside views over the Bude Canal and just a short walk from Summerleaze Beach and the popular town centre. Bude supports a comprehensive range of shopping, schooling and recreational facilities, as well as being famed for its many nearby areas of outstanding natural beauty, open air sea pool and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford lies some 28 miles in a North Easterly direction and provides a link to the A39 North Devon link road, which connects, in turn to Barnstaple, Tiverton and the M5 motorway.



Property Description

Communal Entrance Hall - Video intercom call system on outside of building. Useful built in storage cupboard. Staircase leading to first floor.

Entrance Hall - Built in airing cupboard housing pressurised hot water cylinder. Staircase leading to second floor.

Open Plan Living/Kitchen/Dining Room - 26'5" x 22'10" (8.05m x 6.96m)

An impressive focal point for the residence enjoying a spectacular outlook over the Bude canal. A superbly fitted kitchen comprising a range of base and wall mounted units with Corian work surfaces over incorporating inset stainless steel 1 1/2 sink unit, built in AEG appliances including 4 ring induction hob, high level double oven and dishwasher. Built in fridge and freezer and wine cooler. Ample space for dining table and chairs. Window and Sliding door with Juliet balcony.

Utility Room - 6'1" x 6'4" (2.1m x 1.93m)

Base mounted units with Corian worktops over, space and plumbing for washing machine and tumble dryer. Built in storage cupboard.

Bedroom 3 - 17'10" x 9'8" (5.44m x 2.95m)

Double bedroom with window to front elevation.

Ensuite - 6'7" x 6' (2m x 1.83m)

A fully Porcelenosa tiled suite with 'Roca' bathroom fittings comprising enclosed double shower cubicle with mains fed drench shower over, concealed cistern WC, wall hung vanity wash hand basin, heated towel rail and fitted LED mirror cabinet.

Second Floor Landing - Built in under eaves storage. Built in storage cupboard.

Bedroom 1 - 16'10" x 13'10" (5.13m x 4.22m)

Double bedroom with built in wardrobe and Velux skylights to rear elevation with views across the canal.

Ensuite Bathroom - 9' x 5'11" (2.74m x 1.8m)

A fully Porcelenosa tiled suite with 'Roca' bathroom fittings comprising enclosed bath with mains fed drench shower over, concealed cistern WC, wall hung vanity wash hand basin, heated towel rail and fitted LED mirror with shaving sockets.

Bedroom 2 - 15'5" x 11'5" (4.7m x 3.48m)

Double bedroom with fitted Velux skylights.

Ensuite - 5'2" x 5'1" (1.57m x 1.55m)

A fully Porcelenosa tiled suite with 'Roca' bathroom fittings comprising enclosed double shower cubicle with mains fed drench shower over, concealed cistern WC, wall hung vanity wash hand basin, heated towel rail and fitted LED mirror with shaving sockets.

Tenure - Remainder 999 year lease with a 1/14 share of the freehold.

An annual service charge approximately £1818.29 per annum which includes maintenance of communal and outside areas, monthly window cleaning, insurance, fire alarm checks, etc. Costs are reviewed annually in November. Fees paid till end of December 2025.

Agents Note - The property is sold with the remainder of a 6 year Professional Consultants Certificate which expires June 2026.

EPC - Rating C

Council Tax - Band D

Services - Mains Water, drainage and electricity. Underfloor heating throughout. Cat 5 media cable throughout property in all rooms for direct access to internet. Broadband is direct FTTP.

Mobile Coverage		Broadband	
EE	●	Basic	17 Mbps
Vodafone	●	Superfast	61 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

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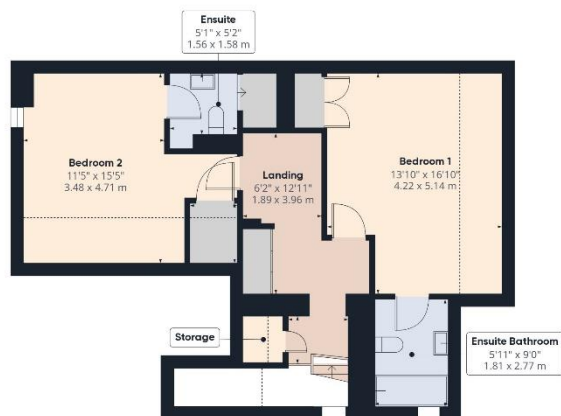
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Floor 0

Floor 1



Floor 2

Approximate total area⁽¹⁾
 1633.1 ft²
 151.72 m²

Reduced headroom
 113.19 ft²
 10.52 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

From Bude town centre, proceed along The Strand towards Stratton. Upon reaching the mini-roundabout turn right towards Widemouth Bay, continue along the Crescent over the bridge passing the Falcon Hotel on the right hand side whereupon just after Pentyre Court the access lane will be found on the left leading to the Canalside Apartments.

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.

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We are here to help you find
and buy your new home...

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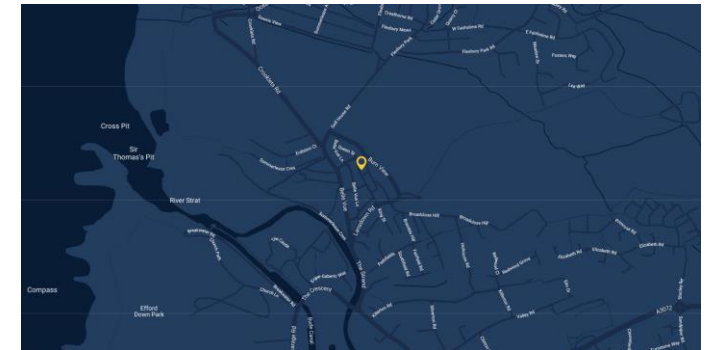
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