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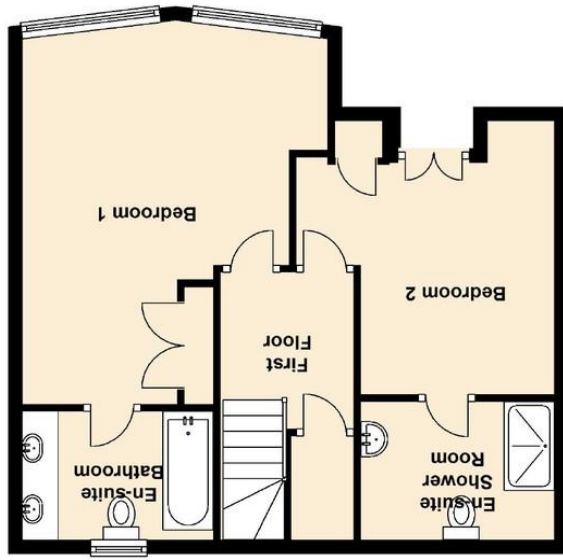
Energy Efficiency Rating	
Potential	88
Current	76

Energy Efficiency Rating Legend:
 A (92+) Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) Not energy efficient - higher running costs

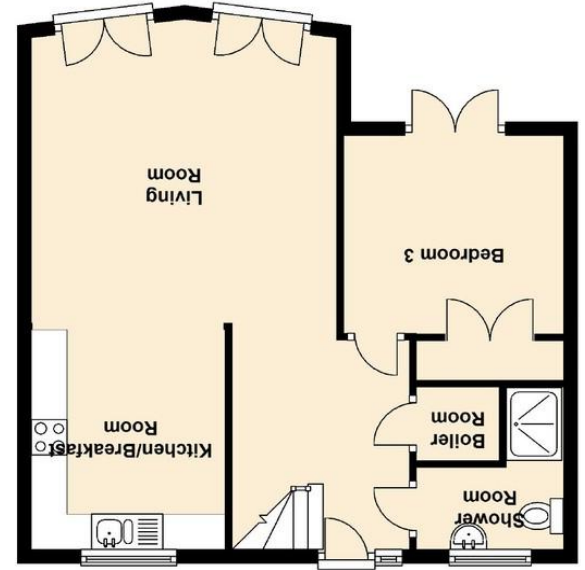
DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)



First Floor
 Approx. 48.7 sq. metres (524.3 sq. feet)



Ground Floor
 Approx. 49.0 sq. metres (527.1 sq. feet)

The Property Professionals...



Black Rock Sands



3 Black Rock Sands

Widemouth Bay, Bude, Cornwall, EX23 0AG

Price £395,000

- Modern coastal development
- Holiday home/investment property
- Living room, kitchen/dining room
- Three bedrooms, two en-suites and shower room
- Communal garden and allocated parking



The property professionals

3 Black Rock Sands

Widemouth Bay, Bude, Cornwall, EX23 0AG

Price £395,000

A well-presented and spacious end of terrace three bedroom property, within a stone's throw of the beach, built to a high specification, with alu-zinc guttering and downpipes, double glazing, underfloor heating and hot water supplied via a ground source heat pump. The accommodation briefly comprises: entrance hall, living room, open plan kitchen/dining room with a contemporary high gloss kitchen fitted with granite work surfaces and integrated appliances, ground floor bedroom, separate shower room and two first floor double bedrooms both with en-suites.

This property is subject to a holiday occupancy restriction, which means that it must be used in conjunction with a main private residence, and is currently run as a successful holiday let, therefore, offering great investment potential.

ENTRANCE HALL

Entering via a wooden framed double glazed door to the entrance lobby with a wood and chrome staircase ascending to the first floor, inset spotlighting, oak wood flooring, door to boiler cupboard housing the underfloor heating manifolds, consumer unit and boiler. Doors serve the following rooms:-

SHOWER ROOM

Wooden framed obscure double glazed window to the front elevation with fully tiled walls and tiled flooring. Shower enclosure with mains fed shower over, push button low WC and pedestal wash hand basin; all benefiting from chrome taps and fittings

LIVING ROOM

15' 3" x 14' 4" (4.65m x 4.37m) Twin wooden framed double glazed french doors leading out to the decked seating area and with views of the communal gardens. Inset spotlighting, integrated speakers, freestanding wood burner mounted on a slate tiled hearth, oak wood flooring, television point and telephone point.

KITCHEN/DINER

10' 3" x 9' 3" (3.12m x 2.82m) Wooden framed double glazed window to the front elevation and continuation of the oak wood flooring. The kitchen is fitted with a range of matching modern white high gloss wall and base unit with granite work surface over, matching upstands and in cut drainer with under mounted one and half bowl stainless steel sink. Integrated appliances comprise: electric double oven, electric hob

with extractor hood over, fridge freezer, dishwasher and washing machine.

BEDROOM 3

10' x 9' 02" (3.05m x 2.79m) Wooden framed double glazed french doors to the rear elevation leading out to the rear decked area and with views of the communal gardens. Inset spotlights, doors to built-in wardrobe and telephone point

FIRST FLOOR LANDING

Part vaulted ceiling and door to storage cupboard housing the underfloor heating manifolds. Doors serve the following rooms:-

BEDROOM ONE

13' 11" x 12' 05" (4.24m x 3.78m) Floor to ceiling wooden framed double glazed windows to the rear elevation looking out to the communal gardens. Inset spotlights, vaulted ceiling, television point, telephone point and doors to built-in storage.

ENSUITE

9' x 5' 11" (2.74m x 1.8m) Wooden framed double glazed porthole style window to the front elevation with vaulted ceiling, half height wall tiling, wall mounted heated towel rail and vinyl flooring. Panel enclosed bath, push button low flush WC and twin sinks with chrome mixer taps over.

BEDROOM TWO

11' 2" x 8' 8" (3.4m x 2.64m) A double bedroom with vaulted ceiling with inset spotlights, wooden framed double glazed french doors leading out to a small balcony area with views out to the communal gardens. Built-in storage cupboard and door to:-



ENSUITE SHOWER

8' 11" x 6' 5" (2.72m x 1.96m) Inset spotlights, double shower enclosure with mains fed shower over, push button low flush WC and pedestal wash hand basin. Wall tiling, chrome heated towel rail and vinyl flooring.

OUTSIDE

Large communal gardens laid to lawn and a large decked seating area to the rear.

COUNCIL TAX

Band E

SERVICES

Mains water and drainage, mains electricity. Ground source heat pump.

TENURE

Freehold

AGENTS NOTES

This property is subject to a 52 week holiday occupancy and must be used in conjunction with a main private residence, to constitute being classed as a holiday home.



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude town centre, proceed out of the town along The Strand and turn right at the mini roundabout to Widemouth. As you enter Widemouth Bay continue along, passing the main beach car park and onto Marine Drive where you will find Black Rock Sands on the right-hand side, between the road and the sea!

