



## 1 Rosevere, Bencoolen Road

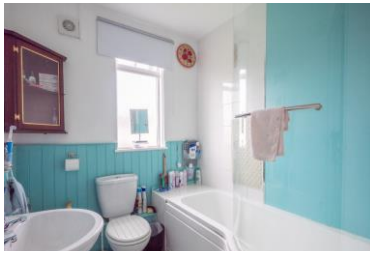
Bude, Cornwall, EX23 8PJ

Price £189,950

- Spacious, ground floor apartment
- Convenient location, for the town centre and beaches
- Living room, kitchen, two bedrooms and family bathroom
- Wrap around communal gardens
- No onward chain



*The property professionals*



# 1 Rosevere, Bencoolen Road, Bude, Cornwall, EX23 8PJ

Bright and spacious two bedroom ground floor flat conveniently located only minutes from Bude town centre and beaches. With entrance hall, lounge, kitchen, two large double bedrooms, bathroom and outside communal gardens.

## ENTRANCE HALL

Entering the property via a covered, multi pane glass porch, which serves two of the apartments.

## LIVING ROOM

**13' 09" x 11' 07" (4.19m x 3.53m)** A spacious living room, with bay window to the front elevation, fire place, original picture rail and coved ceiling's.

## BEDROOM 1

**12' 01" x 8' 1" (3.68m x 2.46m)** A double bedroom, with two windows to the side elevation, radiator and coved ceilings.

## BEDROOM 2

**7' 2" x 7' 09" (2.18m x 2.36m)** Sash window to the side elevation and doors to storage cupboard housing the gas fired central heating boiler.

## KITCHEN

**13' 02" x 9' 03" (4.01m x 2.82m)** Fitted with a range of high gloss white wall and base units with contrasting black work surface over and white gloss tiled splash back. Integrated single oven with inset gas hob and extractor over. Space and plumbing for washing machine, laminate flooring and door to the rear.

## BATHROOM

**6' 08" x 6' 02" (2.03m x 1.88m)** UPVC double glazed window to the side elevation, fitted with a 3 piece suite comprising of pedestal wash hand basin, pedestal mounted, low flush WC and P shaped bath with glass shower screen.

A mixture of aqua boarding and tiles to the wet areas and splash backs, vinyl floor coverings and extractor.

## OUTSIDE

The gardens wrap around the building and offer a communal space for the residence.

## TENURE

Leasehold with a share of the freehold. Monthly maintenance charge of £45 which covers the external maintenance and buildings insurance.

## SERVICES

All mains services are connected.



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 by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items 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.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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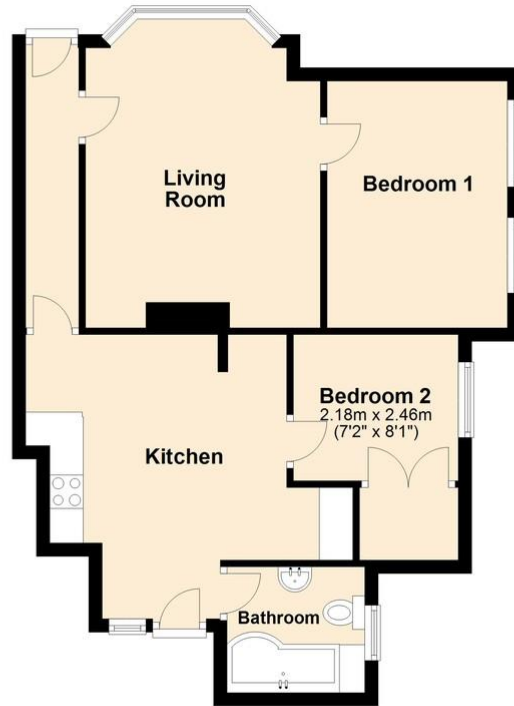
32 Queen Street  
Bude, Cornwall  
EX23 8BB



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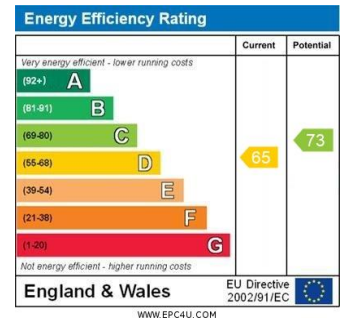
## Ground Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 56.1 sq. metres (603.9 sq. feet)

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Plan produced using PlanUp.



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