



## 1 Pen Morvah, Bramble Hill

Bude, EX23 8GW

Price £199,950

- Ground floor McCarthy & Stone apartment for the over 60's
- Convenient location close to Bude town center
- Lounge/dining room with patio doors and modern kitchen
- One bedroom with a fitted walk-in wardrobe and modern shower room
- Use of communal Gardens and small, private garden area



*The property professionals*



# 1 Pen Morvah, Bramble Hill, Bude, EX23 8GW

Pen Morvah is an exciting modern McCarthy and Stone development constructed in 2018 and offers independent living for the over 60's with the peace of mind of day to day support from a house manager and emergency 24 hour careline system. There are a range of shops, supermarkets, a post office, coffee shops and doctors surgery which are accessible by foot or bus.

This well presented ground floor apartment benefits from a small front garden area and allocated parking space and briefly comprises; an entrance hall, lounge/dining room with patio doors, kitchen, one bedroom with a walk in fitted wardrobe and modern shower room.

Outside, allocated parking for one vehicle and well presented communal gardens.

## Directions

From our office in Queen Street, on foot, turn left and at the end of Queen Street again turn left. Walk up against the one way system and take the first right into Broadclose Hill and first right into Bramble Hill. The property will be found a short distance on the right-hand side.

## COMMUNAL ENTRANCE RECEPTION

Entering via a communal entrance door with intercom. Lift and stairs to the second floor.

## ENTRANCE HALL

**5' 8" x 7' 3" (1.73m x 2.21m)** Telephone door entry system both visual via the home-owners television and audio which also incorporates panic button. Door to utility cupboard housing the electric boiler, Vent-Axia ventilation system and Bosch washer/dryer. Doors serve the following rooms:-

## LOUNGE DINING ROOM

**17' 8" x 10' 6" (5.38m x 3.2m)** A bright and spacious room, UPVC double glazed door and window to rear elevation opening out to the small courtyard garden laid to patio. Wall mounted electric radiator, television/satellite, telephone point. Door to:-

## KITCHEN

**7' 8" x 6' 1" (2.34m x 1.85m)** Fitted with a range of matching wall and base units with a fitted worksurface over and matching upstand, inset stainless steel sink with side drainer and mixer tap over, inset hob with glass splashback and extractor hood over, integrated electric oven and fridge/freezer. UPVC double glazed window to the rear elevation.

## BEDROOM ONE

**9' 8" x 10' 9(average)" (2.95m x 3.28m)** A double bedroom with a UPVC double glazed window the rear elevation with views to the rear

gardens, television point and Dimplex electric heater. Door to walk-in wardrobe with fitted units with hanging rails, drawers, and shelving.

## SHOWER ROOM

**7' 3" x 6' 1" (2.21m x 1.85m)** Large walk-in shower with soak head shower and separate hand attachment, vanity unit with inset wash hand basin with wall mounted mirror, toilet bowl with concealed cistern, wall mounted electric towel rail and no slip floor.

## GUEST SUITE

Ensuite guest room available for the use of residents family and friends for a small charge of £25 per night.

## OUTSIDE

Allocated parking for one vehicle. 1 Pen Morvah has its garden to the front of the apartment and use of communal gardens to the front and rear of Pen Morvah with patio seating areas and scooter store with charging points.

## COUNCIL TAX

Band B

## SERVICES

Mains electricity, water and drainage.

## TENURE

Leasehold, remainder of a 999 year lease which commenced in 2018 Service Charge - £243.40pcm which includes water. Ground Rent - £425 which is paid twice a year



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 no 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



01288 355828  
E: bude@colwills.co.uk  
www.colwills.co.uk

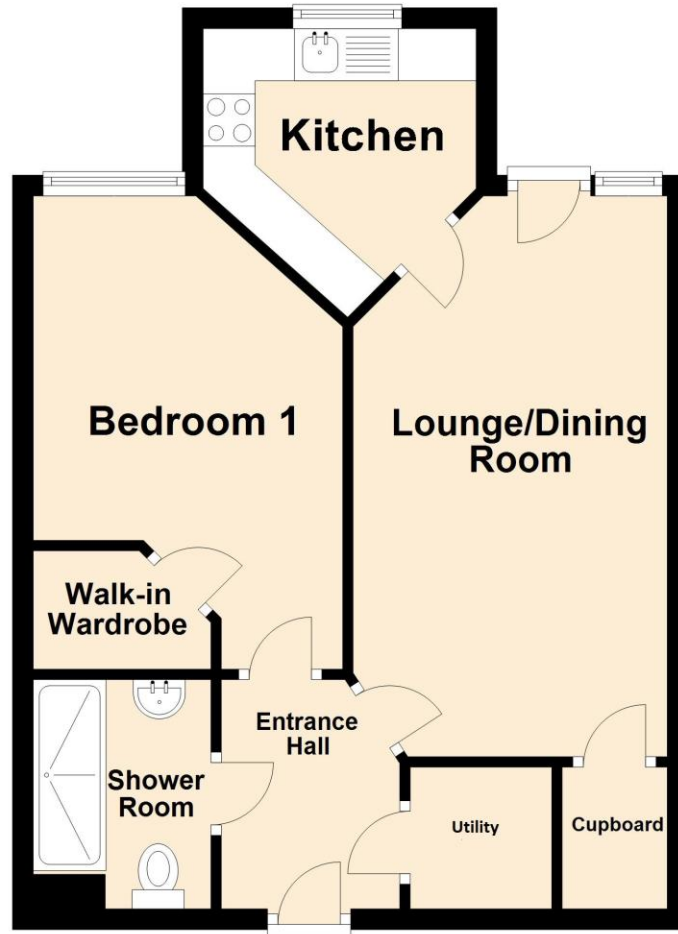
32 Queen Street  
Bude, Cornwall  
EX23 8BB



# 1 Pen Morvah, Bramble Hill, Bude, EX23 8GW

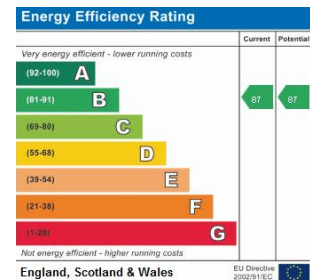
## Ground Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 44.3 sq. metres (476.9 sq. feet)

Colwills  
Plan produced using PlanUp.



**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



01288 355828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk

32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

