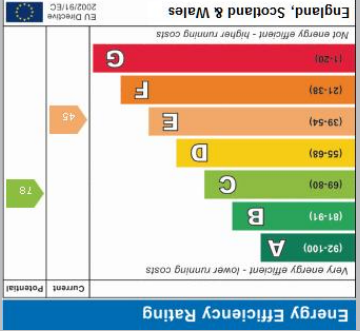


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order 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 and 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.



*The Property Professionals...*



## 33 Downs View

Bude, Cornwall, EX23 8RG

Price £575,000

- INVESTMENT OPPORTUNITY
- Highly sought after location within 350 yards from Crooklets beach
- 3x one bedroom ground floor flats
- 1x first floor two bedroom flat and 1x bedroom flat
- 2x one bedroom second floor flats



*The property professionals*



# 33 Downs View

Bude, Cornwall, EX23 8RG

Price £575,000

**INVESTMENT OPPORTUNITY:** An exciting investment opportunity to acquire the freehold interest in this large mid terrace Edwardian property situated in arguably one of Bude's most sought after roads, being within walking distance of Crooklets beach, the Town centre and local amenities.

The property is laid out over three floors plus a basement and comprises 3x one bedroom ground floor flats, 1x first floor two bedroom flat and 1x bedroom flat and 2x one bedroom second floor flats.

Outside there is an easy maintenance garden to the front and to the rear extensive off road parking and door to useful basement storage.

#### COMMUNAL PORCH

Entering via a UPVC double glazed door to the communal porch with wooden glazed door leading to:-

#### COMMUNAL HALL

Staircase ascending to the first floor and private entrance doors lead to flats one, two and three. Door to a utility room and a rear door leading out to the parking area.

#### FLAT ONE

A ground floor apartment with an open plan kitchen living room with walk in bay window with views over Bude golf course, one bedroom and a shower room.

Tenancy commenced 02.04.2011 with a current rent of £347 PCM

Electrical Installation Condition Report (EICR) 16.01.2024

EPC rating - E (45)

#### FLAT TWO

A ground floor apartment with kitchen, living room views over Bude golf course, one bedroom and a shower room.

Tenancy commenced 04.02.2023 with a current rent of £347 PCM

Electrical Installation Condition Report (EICR) 16.01.2024

EPC rating - E (44)

#### FLAT THREE

A ground floor flat at the rear of the building with a living room, kitchen, one bedroom and a shower room.

Tenancy commenced 01.06.2023 with a current rent of £325 PCM

Electrical Installation Condition Report (EICR) 16.01.2024

EPC rating - E (39)

#### COMMUNAL FIRST FLOOR LANDING

Staircase ascending to the second floor and private entrance doors to flats four and five.

#### FLAT FOUR

A first floor apartment, the largest within the building with an open plan kitchen living dining room with a walk in bay window and UPVC double glazed door leading out to a balcony, all offering pleasant views across Bude golf course and down to Crooklets. Two double bedrooms and a bathroom.

#### FLAT FIVE

A first floor flat with an open plan kitchen living room with bay window to the front elevation enjoying views across Bude golf course and down to Crooklets, one bedroom and shower room.

Tenancy commenced 18.01.2020 with a current rent of £390 PCM

Electrical Installation Condition Report (EICR) 16.01.2024

EPC rating - D (63)

#### COMMUNAL SECOND FLOOR LANDING

Private entrance doors to flats six and seven and two useful storage rooms.

#### FLAT SIX

A second flat with an open plan kitchen living room enjoying views across Bude golf course, one bedroom and separate bathroom down the hall.

Tenancy commenced 06.06.2008 with a current rent of £412 PCM

Electrical Installation Condition Report (EICR) 16.01.2024

EPC rating - D (63)

#### FLAT SEVEN

A second flat with an open plan kitchen living room enjoying views across Bude golf course, one bedroom and separate bathroom down the hall.

Tenancy commenced 31.3.2018 with a current rent of £390 PCM

Electrical Installation Condition Report (EICR) 16.01.2024

EPC rating - D (64)



#### OUTSIDE

To the front there is a low stone wall with wooden pedestrian gate and path leading to the front door with the garden laid to gravel for ease of maintenance. To the rear there is extensive off road parking and wooden door to the useful basement storage.

#### RENTAL INCOME

We believe a number of these flats are below the current market rent and any new owners could look to increase to the current market rents.

Flat One £347 PCM £4164

Flat Two £347 PCM £4164

Flat Three £325 PCM £3900

Flat Four Currently not rented out

Flat Five £390 PCM £4680

Flat Six £412 PCM £4944

Flat Seven £390 PCM £4680

Total £26,532 per annum

#### COUNCIL TAX

Band E

#### SERVICES

Mains electricity, water and drainage.

#### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Town proceed up Belle Vue and then descend down the hill past Sainsburys and follow this road down and around into Downs View and the property will be located a short distance along on the left hand side.

