

01288 355 828
 E: bude@colwills.co.uk
 www.colwills.co.uk
 32 Queen Street
 Bude, Cornwall
 EX23 8BB



| | | |
|---|----|--|
| Very energy efficient - lower running costs | | |
| A (92+) | 77 | |
| B (81-91) | 77 | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Current | | |
| Potential | | |

COLWILLS
 estate agents • property management • lettings

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures 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. 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...

COLWILLS
 estate agents • property management • lettings



11 Coopers Hawk

Bude, Cornwall, EX23 8GQ

Price £275,000

- Well appointed second floor apartment
- Close to Crooklets beach and Bude golf course
- Open plan kitchen living dining room with balcony
- Two spacious double bedrooms, wet room
- Allocated parking with charge point. Pet friendly apartment block.



The property professionals

11 Coopers Hawk

Bude, Cornwall, EX23 8GQ

Price £275,000

11 Coopers Hawk is a well appointed second floor apartment situated in the convenient and extremely sought after Flexbury area of Bude, within easy reach of and on a bus route to the town centre and Crooklets beaches.

The exclusive sustainably built and beautifully finished apartment block of twelve similar apartments is also pet friendly, making this the ideal lock up and leave second home or comfortable main residence.

The property is accessed via a communal entrance hall with private door leading to an entrance hall, bright and spacious open plan kitchen living dining room with doors leading out onto a balcony, two double bedrooms and a shower room. Outside there is allocated parking for one vehicle with a charge point.

ENTRANCE LOBBY

Communal entrance lobby with intercom, a light and spacious stairwell serves the individual apartments. Private door to:-

APARTMENT ENTRANCE HALL

PIR sensor inset lighting, attractive Karndean flooring, door to cupboard with space and plumbing for washing machine, wall mounted consumer unit, PV isolate switch and door to cupboard housing the pressurised hot water cylinder. Stylish light grey interior doors serve the following rooms:-

OPEN PLAN LIVING KITCHEN DINING ROOM

22' 09" (Max)" x 12' 10" (6.93m x 3.91m) A bright and spacious multi zone room double glazed patio doors leading out onto the balcony. Inset lighting, Karndean flooring, television point, telephone point and electric radiator.

The kitchen is finished with a range of matching gloss white wall and base units with Minerva worktops with single bounded sink with mixer tap and breakfast bar seating for four with feature pendant lighting above. The integrated appliances comprise Fisher & Paykel touch control hob with extractor above, Fisher & Paykel electric oven and microwave, fridge/freezer and dishwasher.

BALCONY

Composite decking, glass balustrade with seating for two and views across to Bude golf course.

BEDROOM ONE

12' 06" x 10' 04" (3.81m x 3.15m) A bright and spacious double bedroom with double glazed window to the rear elevation with rooftop views, television point, telephone point and electric radiator.

BEDROOM TWO

15' 04" x 8' 3" (4.67m x 2.51m) Another bright and spacious double bedroom with double glazed window to the front elevation and electric radiator.

SHOWER ROOM

8' 02" x 6' 01" (2.49m x 1.85m) A well appointed wet room with attractive boarding to walls and tiled flooring, glass shower screen, ceiling mounted soak head shower with separate hand attachment, wall hung vanity unit with basin and wall chrome taps, sensor light mirror fitted above, wall hung toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

OUTSIDE

Allocated parking for one vehicle and electric charge point.

COUNCIL TAX

Band B

SERVICES

Mains electricity, water and drainage. Use of PV



TENURE

Remainder of a 999 year lease with 1/12th share of the freehold. £120 per month maintenance charge.

AGENTS NOTE

The fixtures and fittings are available by separate negotiation

**FREE
SALES
&
LETTINGS**
MARKET APPRAISAL

Award winning



Directions

Proceed up through town via Belle Vue and onto Golf Course Road. Continue down through the golf course, passing Flexbury Park Road and church and Coopers Hawk will be located a short distance along on the right hand side.

