



6 The Depot, Lansdown Road

Bude, Cornwall, EX23 8BN

Price £190,000

- Brand new maisonette
- Situated in an extremely convenient location in Bude town
- Open plan kitchen living dining room with engineered oak wood flooring
- One bedroom with ensuite bathroom
- Available immediately



The property professionals



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6 The Depot is a brand new maisonette built with a traditional style using a mixture of brick and cladding, situated in an extremely convenient location within the town centre of Bude the property is only a short walk from the shops, stores, facilities and supermarkets, whilst being within easy walking distance to Summerleaze's beach.

The property accommodation is over three floors and offers an entrance hall, first floor open plan kitchen/living/dining room with engineered oak wood flooring and integrated appliances. On the second floor is a spacious double bedroom with an ensuite bathroom.

DIRECTIONS

Leaving our office on foot in Queen Street turn left and head down to the end Queen Street. Turn left into Lansdown Road and head up the road and the property is located on the left-hand side.

ENTRANCE HALL

8' 5" x 7' 6" (2.57m x 2.29m) Entering via a double glazed composite door to the entrance hall, staircase ascending to the first floor, space and plumbing under the stairs for a washing machine, inset lighting and radiator. Door to a cupboard housing the consumer unit.

FIRST FLOOR

Inset lighting, staircase ascending to the second floor and radiator. Oak door to:-

OPEN PLAN KITCHEN LIVING DINING ROOM

16' 11" x 15' 7" (5.16m x 4.75m) A bright and spacious triple aspect room with double glazed sash style windows to three elevations, with views down Lansdown Road. Inset lighting, two radiators, engineered Oakwood, television point and fibre connection.

The kitchen is finished with a range of matching light grey wall and base units with fitted slimline square work surface with matching up stand, inset stainless steel sink and drainer with mixer tap. Integrated electric oven, electric hob with extractor hood, integrated fridge freezer and dishwasher.

SECOND FLOOR BEDROOM ONE

15' 9" x 10' 1" (4.8m x 3.07m) A bright and spacious dual aspect double bedroom with wooden double glazed windows the front and rear elevations. Inset lighting, radiator and loft hatch access.

ENSUITE

9' 3" x 7' 11" (2.82m x 2.41m) Wooden obscure double glazed sash window to the side elevation, attractive tiled walls and tiled flooring. Cloth fitted bath with freestanding tap, wash hand basin and toilet bowl with concealed cistern.

COUNCIL TAX

Band A

SERVICES

All mains services are connected. FTTH.

TENURE

Leasehold



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

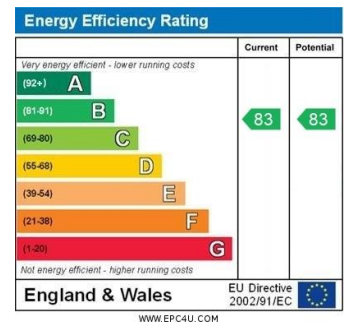
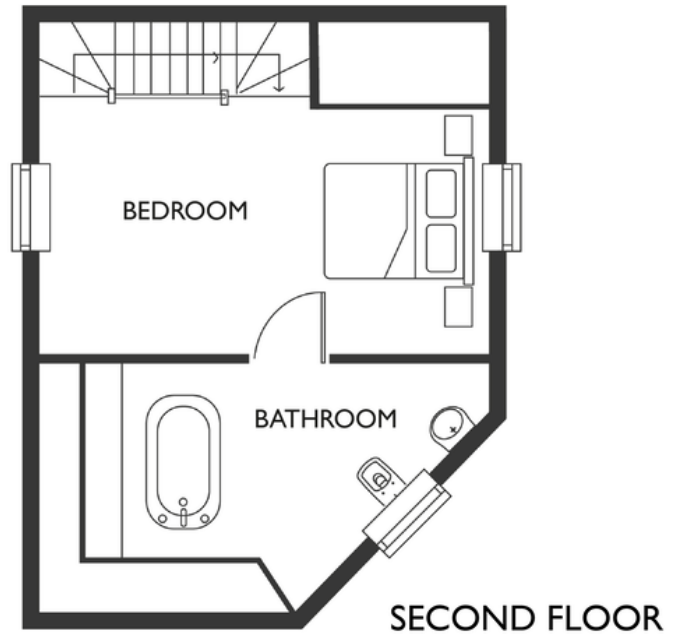
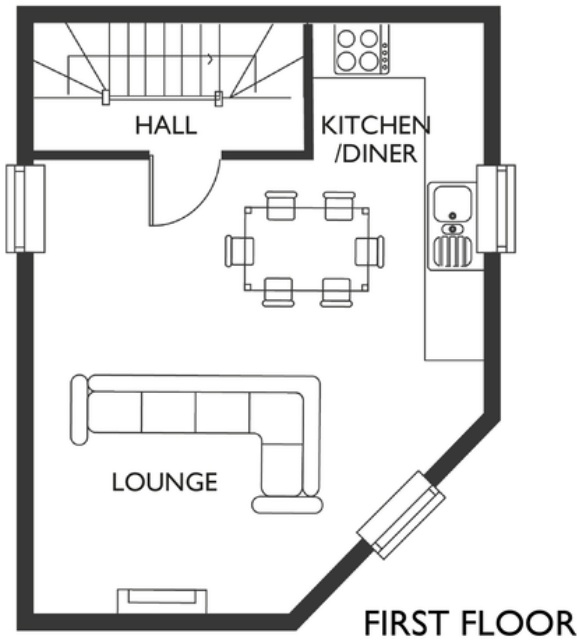


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