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

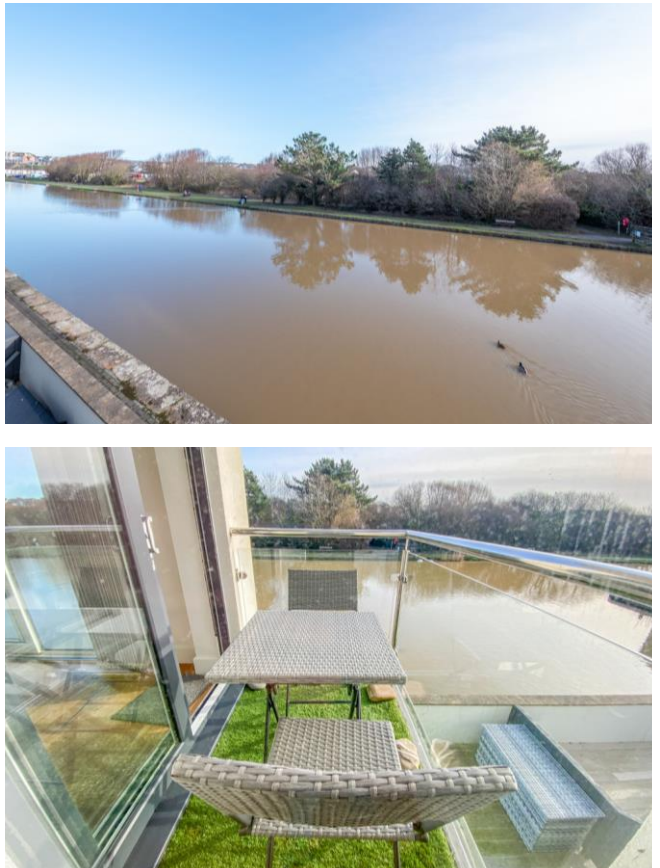
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The Property Professionals...



8 Canalside

Higher Wharf, Bude, Cornwall, EX23 8GY

Price £475,000

- Stunning Canalside first floor apartment with lift access
- Walking distance from Summerleaze Beach and the vibrant town centre
- Stylish open plan kitchen living dining area with balcony
- Two double bedrooms with ensuite to the principal bedroom and separate bathroom
- Allocated parking, shared EV charging



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Town proceed out along The Strand with the river on your right hand side. At the mini roundabout turn right towards Widemouth Bay. Proceed over the canal bridge following the road around to the left, with The Falcon Hotel being on your right hand side. Canalside is located on the left just before the road starts to rise into Lynstone Road.

8 Canalside

Higher Wharf, Bude, Cornwall, EX23 8GY

Price £475,000

Eight Canalside is a stunning first-floor apartment in an exclusive development of just 14 luxury residences. Perfectly positioned on the edge of Bude Canal offering waterside views and is just moments from Summerleaze Beach and the vibrant town centre.

Designed for modern living, the beautifully appointed interior is accessible via a shared lift and features an inviting entrance hall leading to a stylish open plan kitchen living dining area. The contemporary kitchen offers sleek Corian work surfaces and high-spec AEG integrated appliances, while the living space extends onto a private balcony. Two double bedrooms with ensuite shower room to the principal bedroom and separate bathroom.

With the added convenience of allocated parking, Eight Canalside is an exceptional main residence or the perfect getaway holiday home/investment property.

COMMUNAL ENTRANCE

Entering via a shared entrance door to the communal entrance with lift and stairs to the first floor. Private door to:-

ENTRANCE HALL

Inset LED downlights, engineered oak wood flooring, Nest thermostat and door to the plant cupboard housing the underfloor heating manifolds, pressurised water cylinder, electric boiler and consumer unit. Oak doors serve the following rooms:-

OPEN PLAN KITCHEN/LIVING/DINING ROOM

29' 6" x 13' 2" (8.99m x 4.01m) A bright and spacious open plan room with UPVC double glazed sliding door to the side elevation opening out onto a balcony and a further UPVC double glazed sliding door with Juliet balcony enjoying stunning views over Bude canal. Inset LED downlights, engineered oak wood flooring with underfloor heating and television and CAT 5 media points. The bespoke contemporary handleless kitchen is designed by Cornwall and London based 'Yeo Design' and offers a matching range of white base units, light grey wall units and striking white Corian worksurface with matching upstand and a under mounted one and a half bowl stainless steel sink with mixer tap over. Integrated AEG appliances comprise of touch control induction hob, Pyrolytic oven, compact oven and microwave, dishwasher and washer/dryer.



BEDROOM ONE

15' 2" x 10' 11" (4.62m x 3.33m) Twin UPVC double glazed windows to the front elevation, a bright and spacious double bedroom with inset LED downlights, television and CAT 5 media points, fitted wardrobes with hanging space and shelving, engineered oak wood flooring with underfloor heating and door to:-

ENSUITE

Inset LED downlights and extractor fan. Large double shower enclosure with Bristan soak head shower, matching contemporary Roca two piece suite comprising of a wall hung wash hand basin and wall hung toilet bowl with concealed cistern and push flush. Wall mounted mirror with integrated light and attractive Porcelanosa wall and floor tiling and chrome electric heated towel rail.

BEDROOM TWO

13'3 max' 10'3 min" x 9' 6" (4.22m x 2.9m) Twin UPVC double glazed windows to the rear elevation with views over Bude canal. A bright and spacious double bedroom with inset LED downlights, television and CAT 5 media points, engineered oak wood flooring with underfloor heating and door to built-in cupboard.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) Inset LED downlights and extractor fan. Matching contemporary Roca three piece suite comprising: panel enclosed bath with a Bristan soak head shower and separate hand attachment, glass shower screen, wall hung wash hand basin and a wall hung toilet bowl with concealed cistern and push flush. Wall mounted mirror with integrated light and attractive Porcelanosa wall and floor tiling.

COUNCIL TAX

Currently rated as Business rate

SERVICES

Mains electricity, mains water and drainage. BT Fibre to the premises (FTTP)

TENURE

Remainder 999 year lease with a 1/14 share of the freehold. An annual service charge approximately £2600 per annum contribute towards the communal areas, insurance, lift servicing, etc.

