



9a Belle Vue

Bude, Cornwall, EX23 8JL

Price £199,950

- Refurbished town centre first floor apartment
- Only a short walk from the shops and local beaches
- Spacious living room with a large South facing bay window
- Kitchen dining room, three bedrooms and bathroom
- Available with no onward chain



The property professionals



9a Belle Vue, Bude, Cornwall, EX23 8JL

9a Belle Vue is a refurbished first floor apartment conveniently located 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 Beach.

The property offers an entrance hall with staircase ascending to the first floor landing, spacious living room with a large South facing bay window overlooking Bude Triangle, kitchen dining room, three bedrooms, bathroom and separate WC.

Available with no onward chain.

DIRECTIONS

From our office on foot, walk out of our front door and turn right into Belle Vue Lane. At the T-junction turn left, walk down the hill and the flat will be found on the right-hand side, just before the Triangle.

ENTRANCE HALL

UPVC obscure double glazed door to the entrance hall with UPVC double glazed window to the rear elevation. Wall mounted consumer units and staircase ascending to the first floor.

LANDING

UPVC double glazed window to the rear elevation with rooftop views towards Efford Down House and Castle grounds. Loft hatch access, picture rail and Dimplex Quantum electric heater. Doors serve the following rooms:-

LIVING ROOM

18' 5" into bay" x 15' 2" (5.61m x 4.62m) A bright and spacious reception room with a large South aspect bay window with UPVC double glazed windows with a further UPVC double glazed window to the front elevation, overlooking Bude town, Triangle and rooftop views out towards the Falcon Hotel. Picture rail and Dimplex Quantum electric heater.

KITCHEN DINING ROOM

15' 2" x 10' 11 max' 9' 7 min" (4.62m x 3.28m) UPVC double glazed window to the front elevation overlooking Bude town. Picture rail, door to airing cupboard housing the factory lagged hot water cylinder and immersion heater and Dimplex Quantum electric heater.

The kitchen is fitted with a range of matching wall and base units with fitted square edge work surface, inset stainless steel sink and drainer. Space for freestanding electric cooker with extractor hood and space and plumbing for washing machine.

BEDROOM ONE

15' 1" x 12' 9 max' 11' 6 min" (4.6m x 3.94m) A bright and spacious

double bedroom with UPVC double glazed window to the front elevation. Picture rail, built-in cupboard and Dimplex Quantum electric heater.

BEDROOM TWO

11' 00 max" x 9' 6 max' 3' 8 min" (3.35m x 2.82m) UPVC double glazed window to the rear elevation with rooftop views towards Efford Down House and Castle grounds. Wall mounted electric heater.

BEDROOM THREE

12' 9" x 7' 5" (3.89m x 2.26m) UPVC double glazed window to the rear elevation with rooftop views towards the Falcon Hotel. Dimplex Quantum electric heater.

BATHROOM

11' 5 max" x 5' 7 max" (3.48m x 1.7m) UPVC obscure double glazed window, panel enclosed bath with electric shower, pedestal wash hand basin and chrome wall mounted electric towel rail.

WC

UPVC obscure double glazed window and WC.

COUNCIL TAX

Band A

SERVICES

Mains electricity, water and drainage

TENURE

Leasehold. Length of lease TBC. Service charge TBC



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

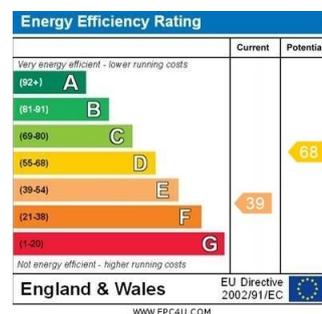


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First Floor



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