



## Flat 1, 66 Victoria Road

Bude, Cornwall, EX23 8RH

Price £195,000

- Ground floor apartment recently re-decorated and re-carpeted
- Living room, kitchen/breakfast room
- garden to the front and rear, garage
- Close to Crooklets beach and the town centre
- One bedroom and a bathroom



*The property professionals*



# Flat 1 , 66 Victoria Road, Bude, Cornwall, EX23 8RH

A ground floor flat situated in an extremely popular residential area, being only a few hundred yards from Crooklets beach. The location is popular with both owner occupiers and second home owners due to its convenient location and easy access into the town, shops, schools and amenities.

The accommodation is offered in excellent condition having recently been re-decorated and re-carpeted, and comprises communal entrance porch with door to private entrance hall, living room with bay window, kitchen/breakfast room, one bedroom and a bathroom.

Outside there is a small garden to the front and rear and a single garage. Available with no onward chain.

## COMMUNAL ENTRANCE

Entering via a UPVC double glazed door to the communal entrance. Private entrance door leads to:-

## ENTRANCE HALL

Doors serving the following rooms:-

## LIVING ROOM

**11' 11" x 10' 5" (3.63m x 3.18m)** A bright and spacious reception room with a UPVC double glazed walk in bay window to the front elevation overlooking the garden, picture rail, feature fireplace with tiled surround and wall mounted electric radiator.

## BEDROOM

**12' (reducing to 10'9") x 10' 11" (NaNm x 3.33m)** A double bedroom with window to the rear elevation, picture rail, Hyco electric heater and door to cupboard housing the factory lagged hot water cylinder.

## KITCHEN/BREAKFAST ROOM

**12' 6" x 9' 4 (Reducing to 5'11") (3.81m x 2.84m)** UPVC double glazed window and wooden door to the side elevation. The kitchen is fitted with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, space for freestanding electric cooker. Wall mounted electric radiator.

## BATHROOM

**9' 5" x 6' 11" (2.87m x 2.11m)** UPVC obscure double glazed windows to the rear and side elevations. Panel enclosed bath with shower over, wash hand basin and vanity unit, WC and a wall mounted towel rail.

## LEAN - TO

**8' 8" x 6' 2" (2.64m x 1.88m)** UPVC double glazed window and door to the rear elevation, opening out to courtyard.

## OUTSIDE

To the front of the property there is a shared path leading to the front door. To the left of the path the garden is laid to lawn with a flower bed. To the rear there is a small courtyard and a single garage.

## COUNCIL TAX

Band A

## SERVICES

All mains services are connected.

## TENURE

Leasehold with share of the freehold



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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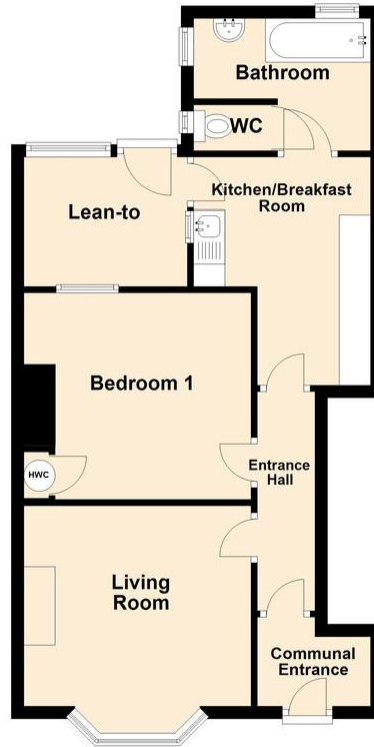
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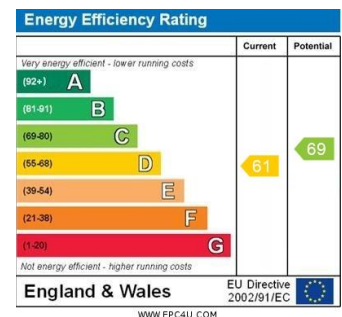
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## Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



Total area: approx. 51.5 sq. metres (554.7 sq. feet)



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