



## 18 Kiming

Stratton Road, Bude, Cornwall, EX23 8AW

Price £140,000

- Spacious first floor apartment
- Close to town, schools and amenities
- Living/dining room, kitchen and large Bedroom
- Allocated parking and use of the communal gardens
- Available with no onward chain



*The property professionals*



# 18 Kiming, Stratton Road, Bude, Cornwall, EX23 8AW

18 Kiming is a first floor apartment situated within a few minutes walk of Bude's town centre and beaches.

The accommodation briefly comprises a spacious lounge/dining room, kitchen, double principal bedroom and a recently fitted bathroom.

Outside there is allocated parking for one vehicle and use of communal gardens. Available with no onward chain.

## EXTERNAL STAIRS TO ENTRANCE

Recently fitted wooden staircase with shared access to one other flat ascends to the front door.

## LIVING/DINING ROOM

**15' 1" x 15' 0" (4.6m x 4.57m)** A spacious living room, bay window with sash windows to the front elevation, useful storage cupboard and door to kitchen.

## KITCHEN

**11' x 6' 0" (3.35m x 1.83m)** Fitted with matching wall and base units with contrasting worksurface over, built in oven and gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer. Wall mounted gas combi boiler and laminate flooring.

## INNER HALL

Loft hatch access and doors serve the following rooms.

## BEDROOM

**15' 8" x 8' 9" (4.78m x 2.67m)** A generous double bedroom with window to the side elevation, coved ceiling and wall mounted radiator.

## BATHROOM

**9' 7" x 5' 8" (2.92m x 1.73m)** A recently fitted bathroom comprising: Shower enclosure with mains fed shower over, corner bath, WC with enclosed cistern and a wall mounted chrome towel rail.

## TENURE

Lease hold with 92 years remaining.

## SERVICES

Mains water and drainage, mains gas and mains electricity.

## COUNCIL TAX

Band A

## Directions

From the centre of town proceed along The Strand and turn left at the mini roundabout into Bencoolen Road. Continue up the hill passing the Esso petrol station and take the next turning on the left into Kiming.



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

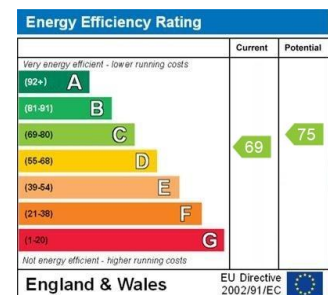


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