

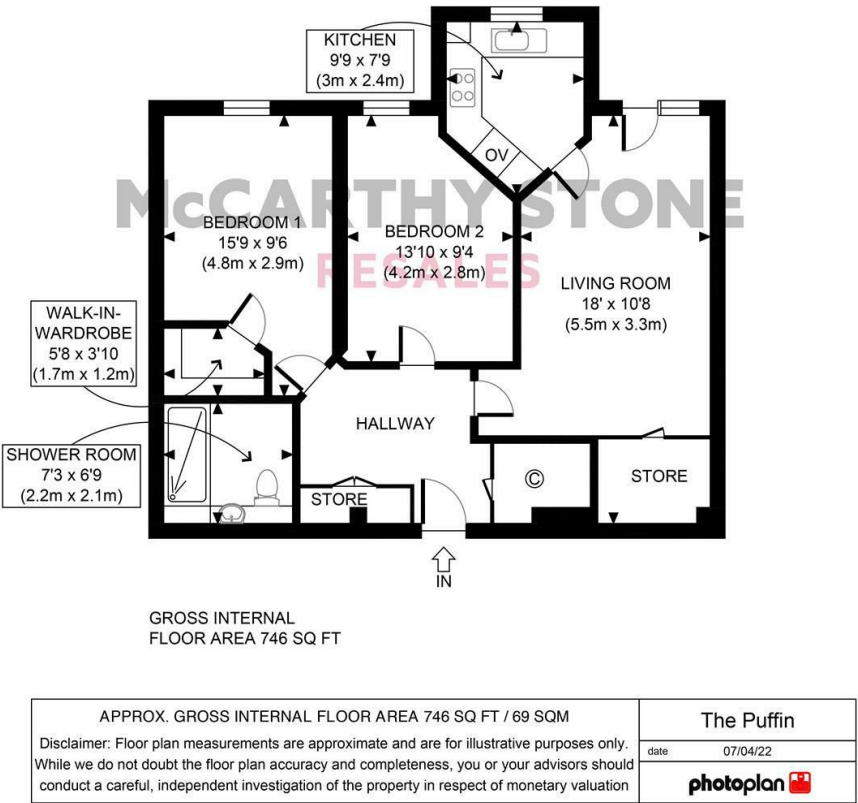
16 Pen Morvah

Bramble Hill, Bude, EX23 8GW

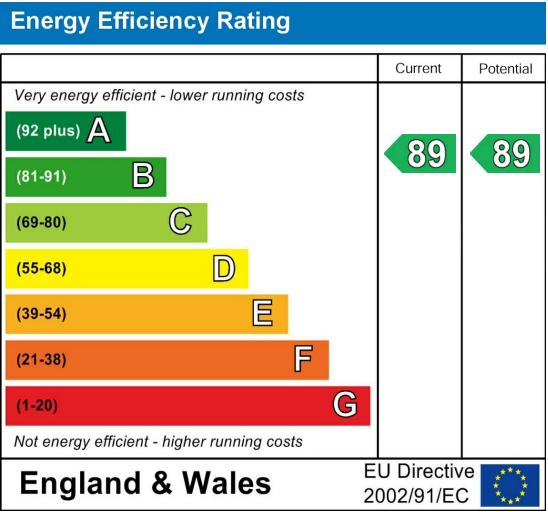


Asking price £280,000 Leasehold

Beautifully presented, two bedroom, first floor retirement apartment with walk out balcony and owned parking space.
Pet Friendly *Energy Efficient*



Council Tax Band: C



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Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW

Pen Morvah

Pen Morvah is a 'Retirement Living' development which was completed by award-winning McCarthy Stone in 2018 to offer a fantastic independent living opportunity for those aged over 60 years.

The development occupies a very convenient position close to Bude town centre and is therefore extremely convenient for all major amenities and bus routes. Living at Pen Morvah provides both homeowners and their families with the peace-of-mind provided by support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and a sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is a scooter store with charging points and particularly lovely landscaped gardens. Additionally, there is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies.

The Local Area

Bude is a great location for you to enjoy your retirement, a traditional coastal town with harbour and beautiful beaches in the town and beyond. A close-knit community is retained, yet balanced with a range of events and activities for both locals and tourists alike to enjoy throughout the year. There are a range of shops, supermarkets, a Post Office, coffee shops and doctor's surgery, which are accessible by foot or bus. In or near Bude you will find a range of amenities including boutique shops, supermarkets, cafes and restaurants. There's also health and community services including hospital, doctor's surgery, dentist, pharmacy all in close proximity to the development.

There is plenty to do around the area with fantastic beaches including Bude, Widemouth and the National Trust owned Sandymouth Beach. Festivals including the famous Bude Jazz Festival and St Pirran's Procession. There are historic landmarks nearby including King Arthur's Castle in Tintagel, Hartland Abbey and in the town itself, Bude Castle.

No.16

No.16 is a beautifully presented first floor apartment with a walk out balcony accessed from the living room. The well equipped kitchen has integrated appliances and both bedrooms are of a double size. The modern shower room has a walk in shower and there is a good size store off the entrance hall housing a washer/dryer.

Entrance Hall

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance door. Shallow utility cupboard with Gledhill boiler supplying hot water ,Vent Axia heat recovery unit and automatic washer/dryer. An additional, full height cupboard enhances the storage options. A feature glazed panelled door leads to the Living Room.



Living Room

A bright and spacious room of versatile dimensions with the added bonus of a useful storage cupboard. A French door opens out to a walk-on balcony from which to enjoy the view and relax. A fire surround with inset electric fire creates a focal point for the room and can be used for light and/or additional heat. Electric panel heater. Two feature ceiling lights. Plug sockets are elevated for ease of use. A feature glazed paneled door leads to the kitchen.

Kitchen

Excellent range of contemporary woodgrain effect wall and base units and contrasting laminate worktops and matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include an upgraded hob with stainless steel chimney extractor hood over and modern glass splash-back, easy access upgraded waist-level fan-assisted oven and concealed fridge and freezer. In addition to the upgraded oven and hob, this apartment has the added benefit of a dishwasher. Ceiling spot light fitting, and tiled floor.

Master Bedroom

A bright room with a double-glazed window and large walk-in wardrobe that has an auto-light, ample hanging space, shelving and a fitted drawer unit. Electric panel heater. Plug sockets are elevated for ease of use.

Bedroom Two

Currently used as a dining room but large enough for a double bed or could be an office / hobbies room.

Shower Room

White suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Spacious, level access, 'walk-in' shower with both a "raindrop" head and useful hand held attachment. Extensively tiled walls and fully tiled floor. Electric heated towel rail and independent electric wall heater.

Parking

No.16 has the added benefit of it's own parking space.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your



2 Bed | £280,000

Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,852.31 per annum (up to financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

Lease: 999 years from 2018
Ground Rent £495 per annum
Ground rent review date: Jan 2033

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

