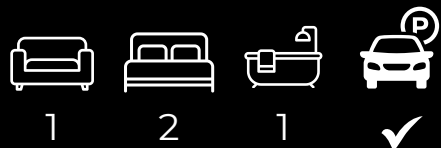




## 25 The Park Bude Cornwall EX23 9QY

2-bedroom semi-detached chalet bungalow



Price  
**£45,995**

**Thistle**  
estates



### Property Overview:

A beautifully presented 2-bedroom semi-detached chalet bungalow located within a peaceful holiday park setting. No. 25 The Park is ideally situated just a short stroll from the residents' car park, making it both convenient and accessible.

This fully furnished property is offered with no onward chain, making it a turn-key opportunity for investment buyers or those seeking a low-maintenance holiday retreat near the stunning North Cornwall coastline.

### Services & Tenure

- Mains Electricity, Water & Drainage
- Leasehold: 90-year lease from 1976 (approx. 42 years remaining)
- Ground Rent: £1,400.05 + VAT per annum
- Service Charge: £413.22 (incl. VAT) per annum

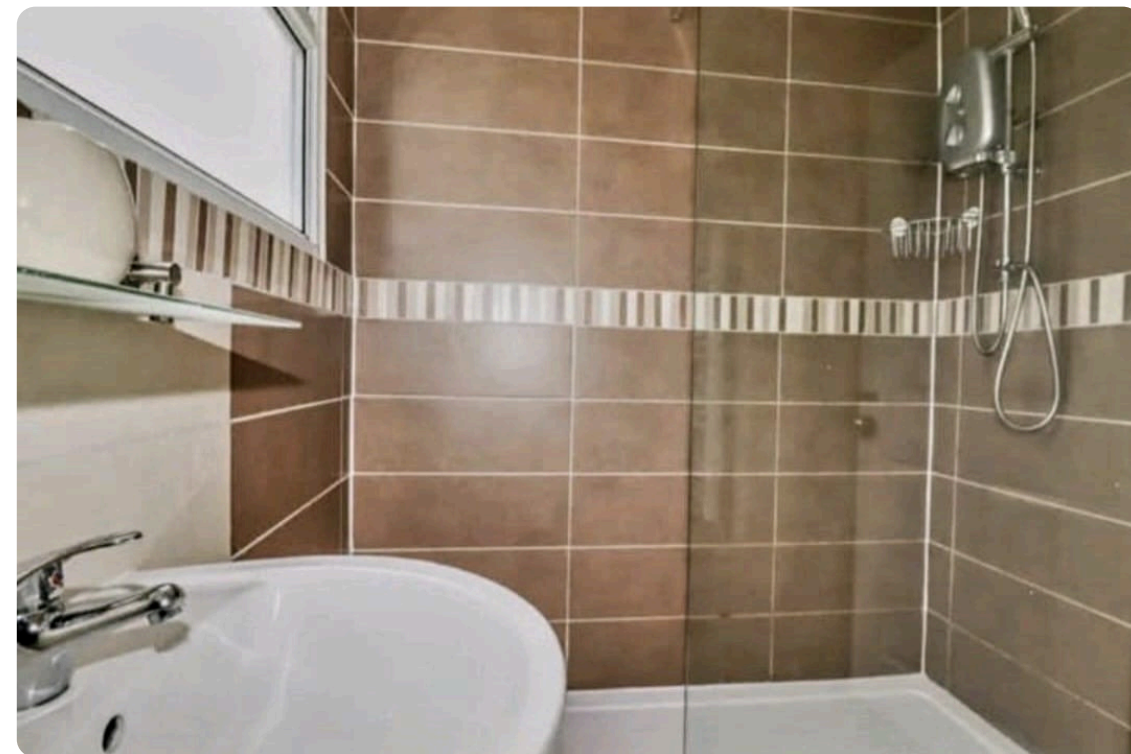
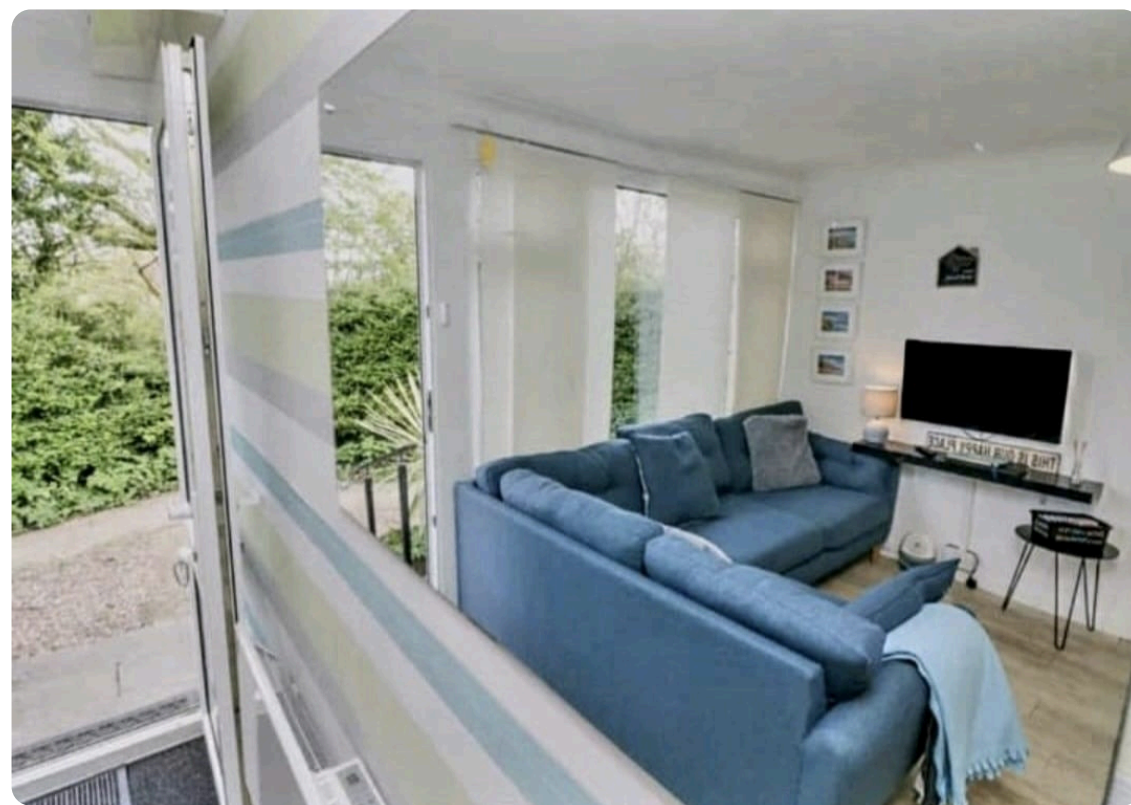
### Location:

Perfectly placed to explore North Cornwall's natural beauty, with:

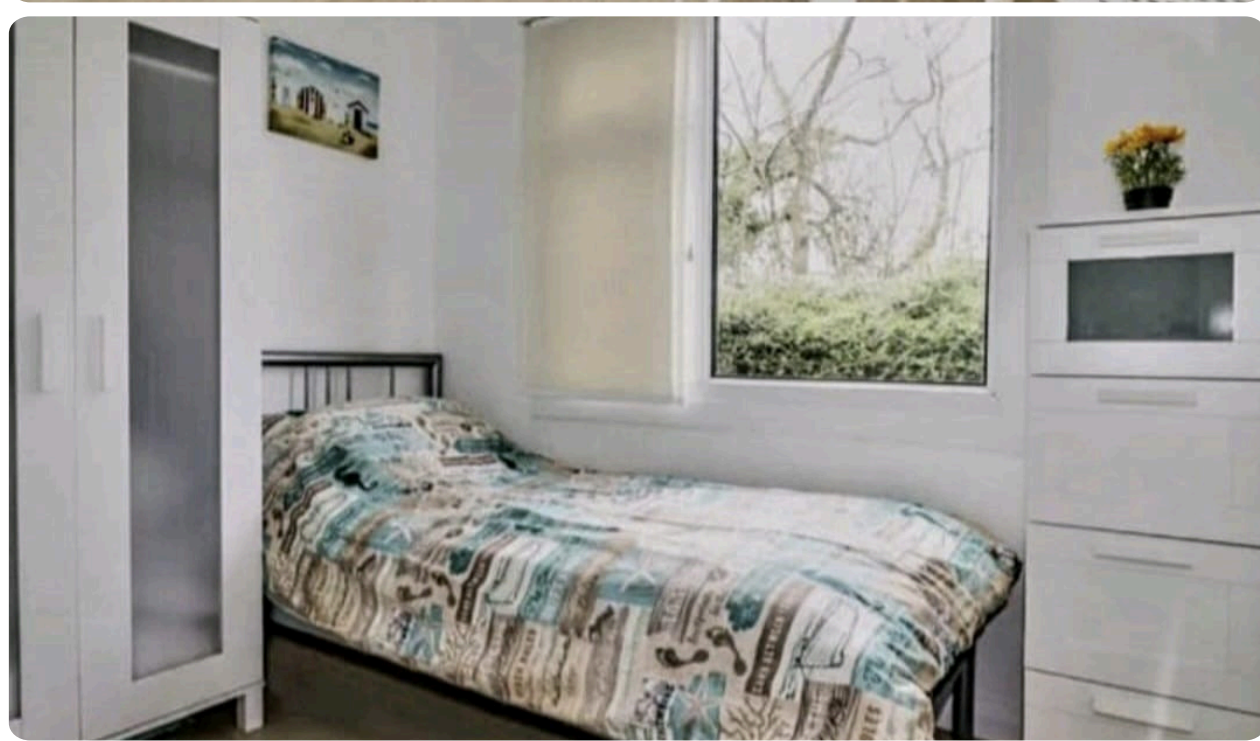
- Sandymouth Beach (National Trust): just 2.5 miles away
- Easy access to cliff-top walks, beaches, and local towns
- Quiet and well-maintained holiday park setting

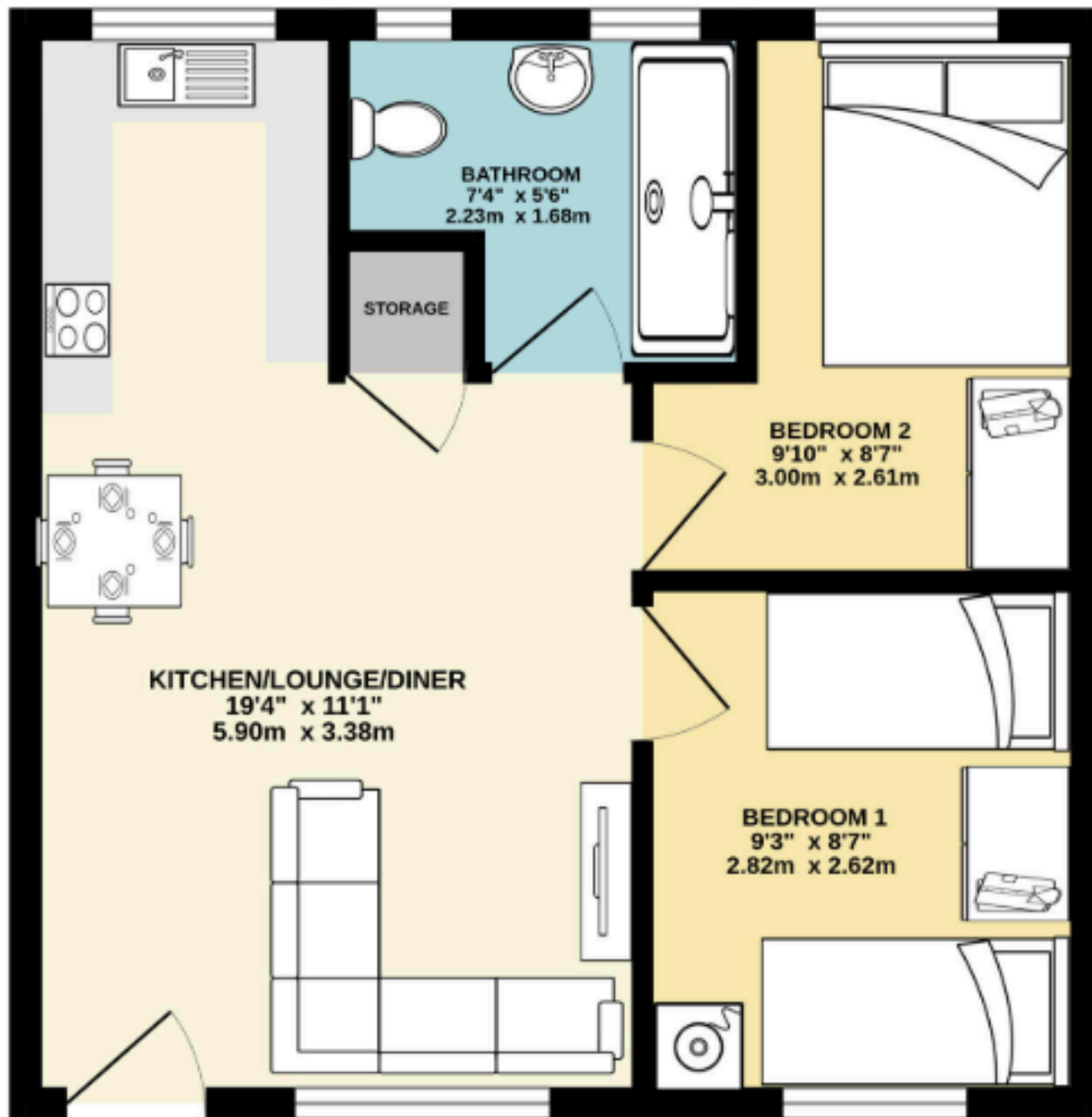
### Property Features:

- Well-presented 2-Bedroom Chalet Bungalow
- Semi-Detached for added privacy
- uPVC Double Glazed Windows
- Efficient Electric Wall-Mounted Heating
- Stylish Wooden Flooring Throughout
- Open-Plan Kitchen / Lounge / Diner
- Modern Shower Room with Walk-in Shower
- Recently Replaced Roof
- Private Outdoor Seating Area
- Quiet Holiday Park Location
- Excellent Investment or Holiday Home
- Resident Parking Nearby









**NOTE :** Please note that this plan has been drawn for illustrative and identification purposes only.



#### AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

#### VIEWINGS & APPOINTMENTS

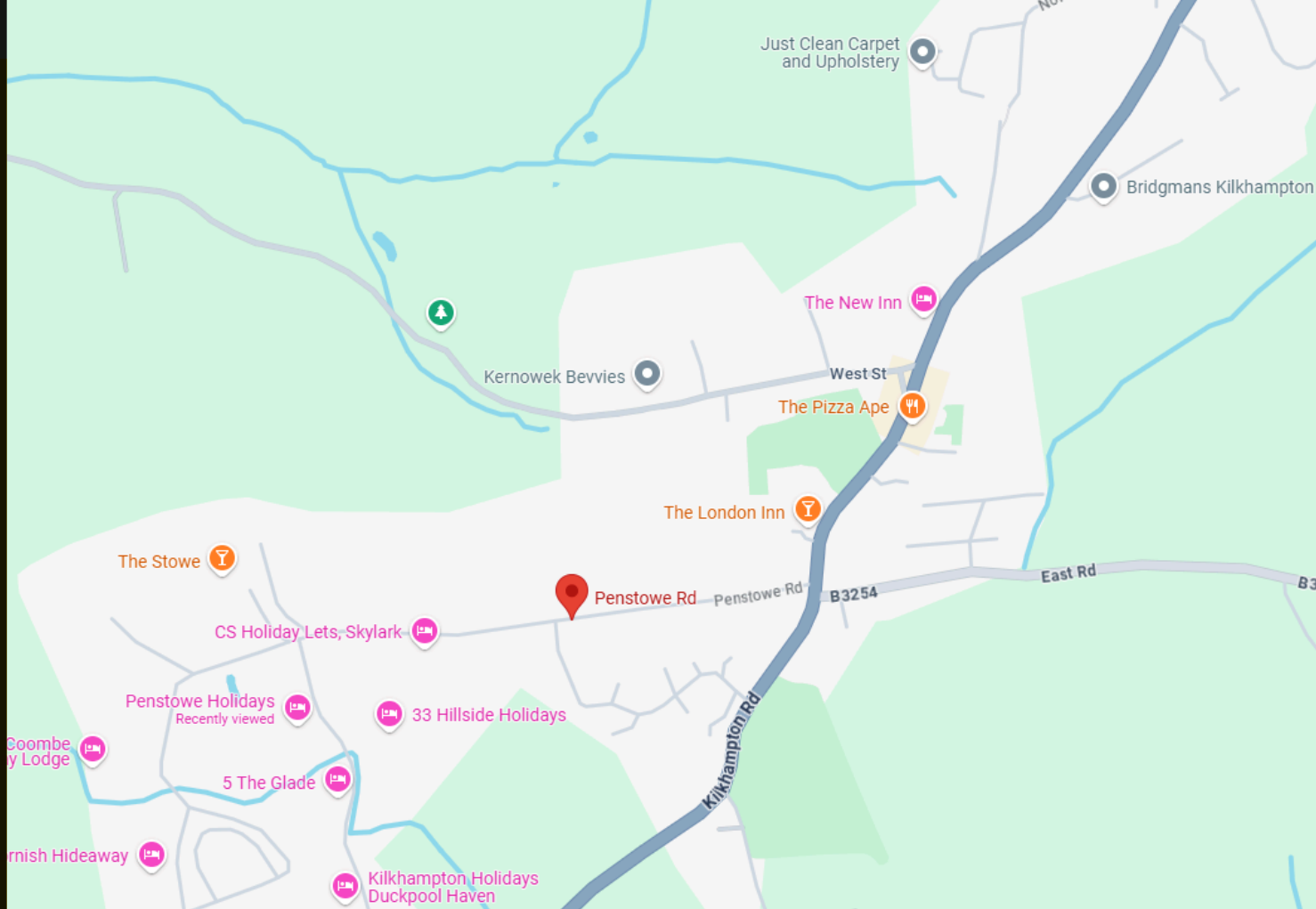
Book a viewing with Sole Agents Thistle Estates  
by phone or email: 0121 256 2561  
[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

#### Tenure:

Freehold

#### Size:

Total Area  
(Approx) 34 Sq. Meters

#### Services:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

#### Local Authority:

Cornwall Council

#### Council Tax Band:

N/A