

Asking Price £195,000 Leasehold



4 Strand Court

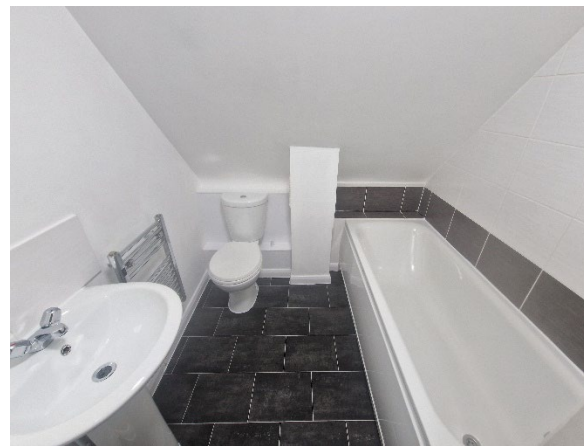
The Strand, Bude, Cornwall, EX23 8FH

www.trace-property.co.uk

4 Strand Court

The Strand, Bude, Cornwall, EX23 8FH











Asking Price £195,000 Leasehold



EPC Rating C

Council Tax Band B

Key Features

-  Newly decorated 3 bed maisonette
-  Tucked away Town Centre Location
-  Close to the Beach!
-  Private residents underground parking
-  Use of beautifully maintained gardens
-  Gas central heating and uPVC d/g windows
-  Letting potential of £1,150pcm
-  Would appeal to first time buyers
-  Perfect holiday let!
-  Service charge of £1,503.90 includes water rates with 1st year FREE!

www.trace-property.co.uk

4 Strand Court

The Strand, Bude, Cornwall, EX23 8FH

Communal Entrance

A light and airy, well maintained communal entrance, with stairs leading to the first floor and entrance to No 4.

First Floor

Entrance Hall

With stairs to second floor.

Kitchen 2.82m x 1.61m

Freshly painted throughout. Fitted kitchen, wood effect laminate work surface with space for washing machine and under counter fridge, built in stainless steel sink unit with mixer tap, built in electric oven, electric hob and extractor hood over.

Living Room 4.28m x 3.88m max

A light and airy room, freshly painted. Grey carpet, radiator and uPVC double glazed windows.

Bedroom Two 3.89 x 2.56m

Double room, newly decorated, with uPVC double glazed windows, radiator and grey carpet.

Shower Room 2.33m x 1.10m

Comprising large shower cubicle with mixer shower, WC and wash hand basin, part tiled walls, newly painted.

Second Floor

Landing

Good size landing, with useful storage area.

Bedroom One 4.76m x 3.89m

Spacious, light and airy room newly decorated, with uPVC double glazed windows, radiator and grey carpet.

Bedroom Three 3.44m x 1.84m

A single room, newly decorated, uPVC double glazed window, velux window and grey carpet.

Bathroom 1.81m x 1.90m

Comprising white bath, WC and wash hand basin. Part tiled walls, newly painted with new vinyl flooring and towel radiator.

Outside

Underground residents parking with electric key fob entry providing parking for one car. Use of immaculately maintained gardens and seating areas. Communal refuse/recycling area with bins provided and refuse service.

Services

Mains water, electricity and gas

Asking Price £195,000 Leasehold

Overview

Situated on The Strand, this immaculately presented, newly decorated, 3 bed, 2 bathroom property boasts a tucked away, town centre location, ensuring you have everything you need right at your doorstep and is just a stone's throw away from the Beach.

As a resident/owner, you'll have exclusive access to the fully maintained garden area's. Parking worries will be a thing of the past with the residents' underground parking at your disposal. With a convenient key fob for the electric door, you can securely park your vehicle. Say goodbye to the hassle of searching for parking spaces and enjoy the convenience this feature offers.

The property will appeal to both first time buyers and investment purchasers alike, making a fantastic holiday let or equally suitable as a long term let with a current market value of £1,150pcm, generating a very attractive yield.

www.trace-property.co.uk

4 Strand Court

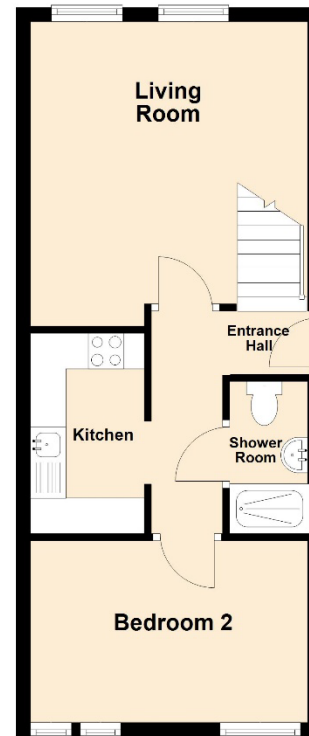
The Strand, Bude, Cornwall, EX23 8FH

Asking Price £195,000 Leasehold



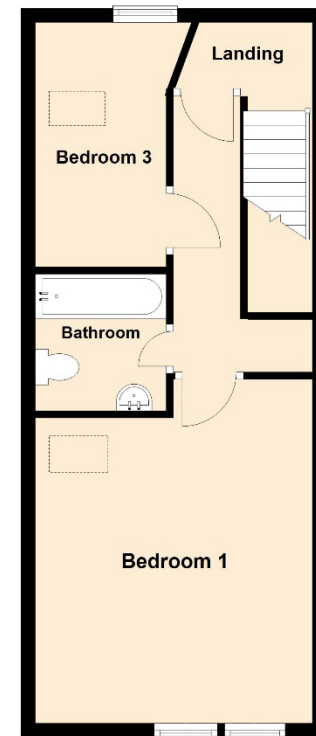
First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Second Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 76.9 sq. metres (827.5 sq. feet)