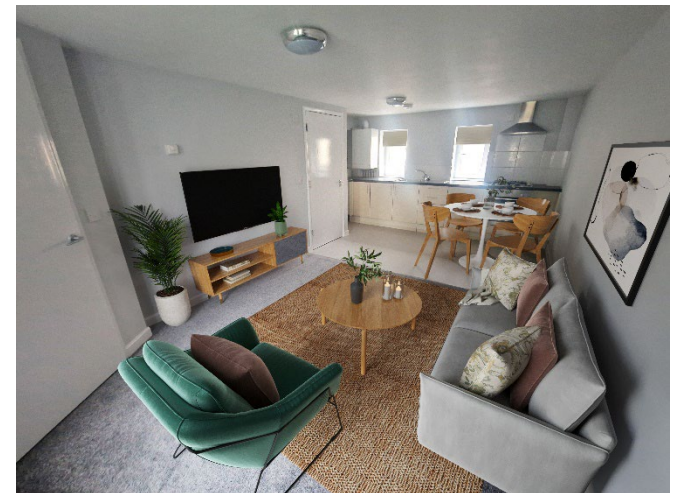


Asking Price £220,000 Leasehold



11 Strand Court

The Strand, Bude, Cornwall, EX23 8FH

www.trace-property.co.uk

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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
-  Service charge includes water rates
-  Letting potential of £1,175pcm
-  Perfect holiday let!
-  Would appeal to families and investment purchasers alike.

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Entrance Hall

Stairs to the first floor and door to:

Open plan kitchen/Living/Dining Room 6.20m x 4.07m max

A large, light and airy, open plan dual aspect room with windows to the front and rear. Fitted cream shaker wall and base units, tiled splashback and black roll edge work surface. Built in oven, gas hob and extractor hood over. Stainless steel sink unit with mixer tap, space for washing machine. Wall mounted gas combi boiler.

WC 1.60m x 0.84m

WC and white corner wash hand basin.

FIRST FLOOR

Bedroom One 4.07m x 3.82m L Shaped

Front aspect double room with uPVC double glazed window and radiator.

WC

Pedestal wash hand basin, low level WC, tiled floor.

Bathroom 2.49m x 2.23m max

Large rear aspect room with uPVC double glazed windows, pedestal wash hand basin, low level WC, bath, heated towel rail, extractor fan, part tiled walls and tiled floor.

SECOND FLOOR

Bedroom Two 4.12m x 4.01m L Shaped

Front aspect double room with velux window and radiator.

Bedroom Three 4.09m x 2.09m

Rear aspect room, velux window and 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 electricity, water and gas.

Tenure

A new 999 year lease will be granted upon sale, with no ground rent payable. Annual service charge of £1,503.90 includes water rates.

Overview

*** 1ST YEARS SERVICE CHARGE INCLUDED! ***

This immaculately presented, newly decorated, 3 bed property, located in the heart of Bude, is now available for sale. With 2 bathrooms, this spacious property offers the perfect blend of comfort and convenience for you and your family.

Situated on The Strand, this property boasts a prime 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, you'll have exclusive access to the fully maintained garden area's.

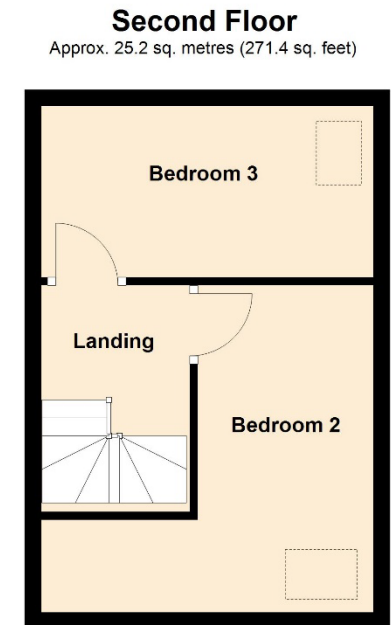
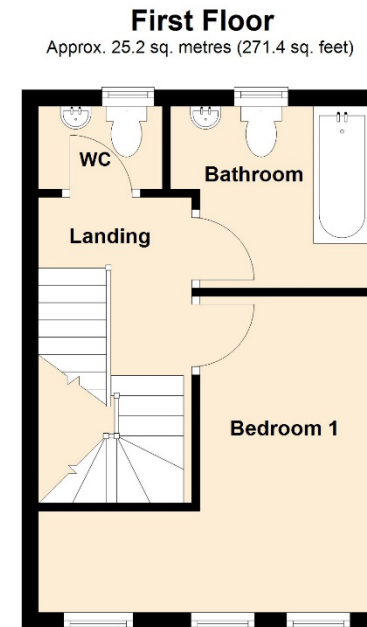
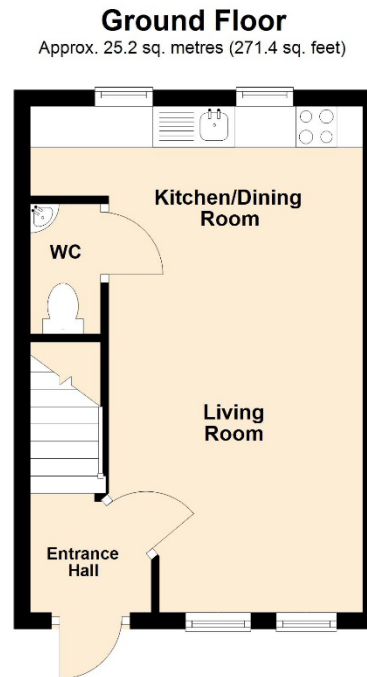
Parking worries will be a thing of the past with the residents' garage at your disposal. With a convenient key fob for the electric door, you can securely park your vehicle and have peace of mind knowing it's safe and protected. Say goodbye to the hassle of searching for parking spaces and enjoy the convenience this feature offers.

The property will appeal to both families and investment purchasers alike, making a fantastic holiday let or equally suitable as a long term let.

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Total area: approx. 75.7 sq. metres (814.3 sq. feet)