



Bude Road, Churchward, SN2 2DB

Asking Price £167,500

- New to the Market
- Two Double Bedrooms
- Garage & Driveway Parking
- No Onward Chain
- Dual Aspect Living/Dining Room
- Bathroom Suite
- Close to Local Amenities
- Fitted Kitchen with Integral Appliances
- Shared Attractive Communal Garden
- Ideal Investment or First Time Buy

Ridgeway Estate Agents are delighted to present an immaculate first floor coach house apartment with two double bedrooms located in the popular Churchward area. The property features a large, dual aspect living/dining room, kitchen, master bedroom with triple fitted wardrobe, second double bedroom with double fitted wardrobe and fitted chest of drawers, and family bathroom. The property has a garage below together with its own driveway parking and a beautifully kept attractive shared rear garden.

The property is served by a communal Sky Q dish and CityFibre full fibre broadband. Use of Sky and CityFibre are subject to taking out a subscription with the relevant supplier. The property has been very well maintained by current owners and is close to the popular McArthur Glen Designer Outlet Village, while also being within walking distance of the town centre and railway station.

Epc Rating- C

Council Tax Band- B

Heating Type- Gas Central Heating (recent new boiler, 10 year warranty from Nov 2023)

Leasehold

132 Years Remaining

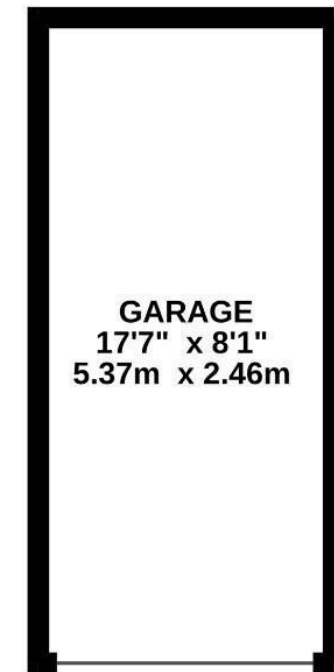
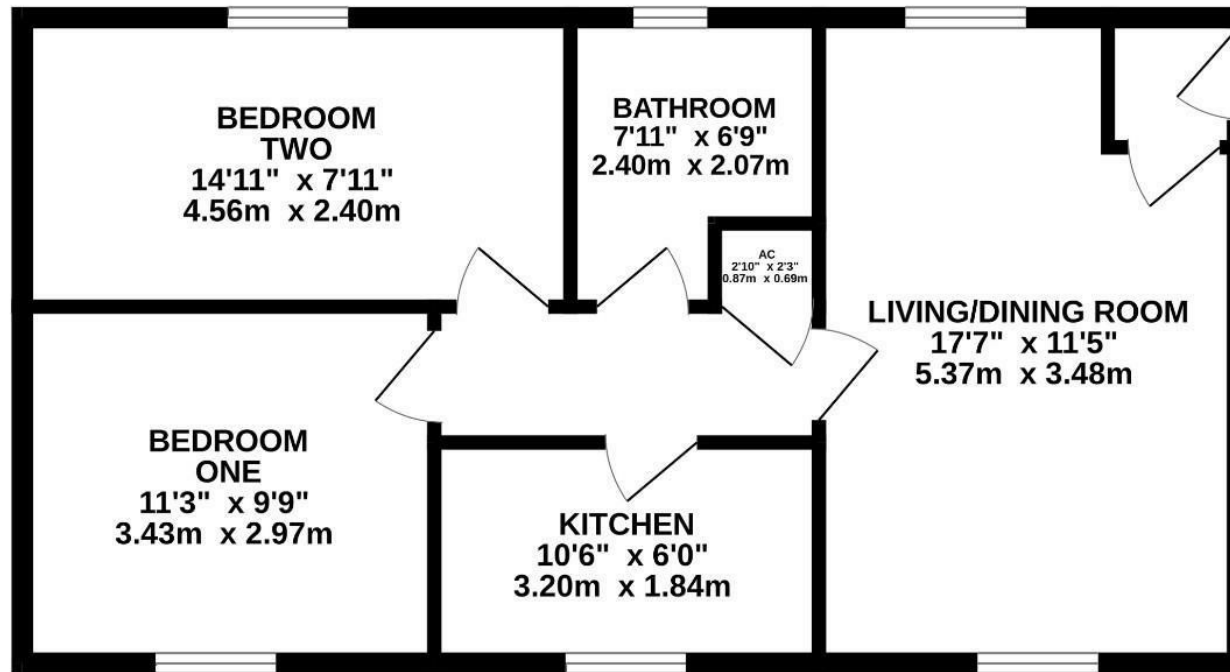
Approx £1500.00 Service Charge Per Year (12-Month Period)

Approx £150.00 Ground Rent Per Year





GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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