



Flat 2 Pentyre Court

Vicarage Court, Bude, Cornwall, EX23 8JQ

KIVELLS

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Vicarage Road, Bude, Cornwall, EX23 8JQ

£125,000 Guide Price

One-bedroom ground floor apartment which would benefit from redecoration

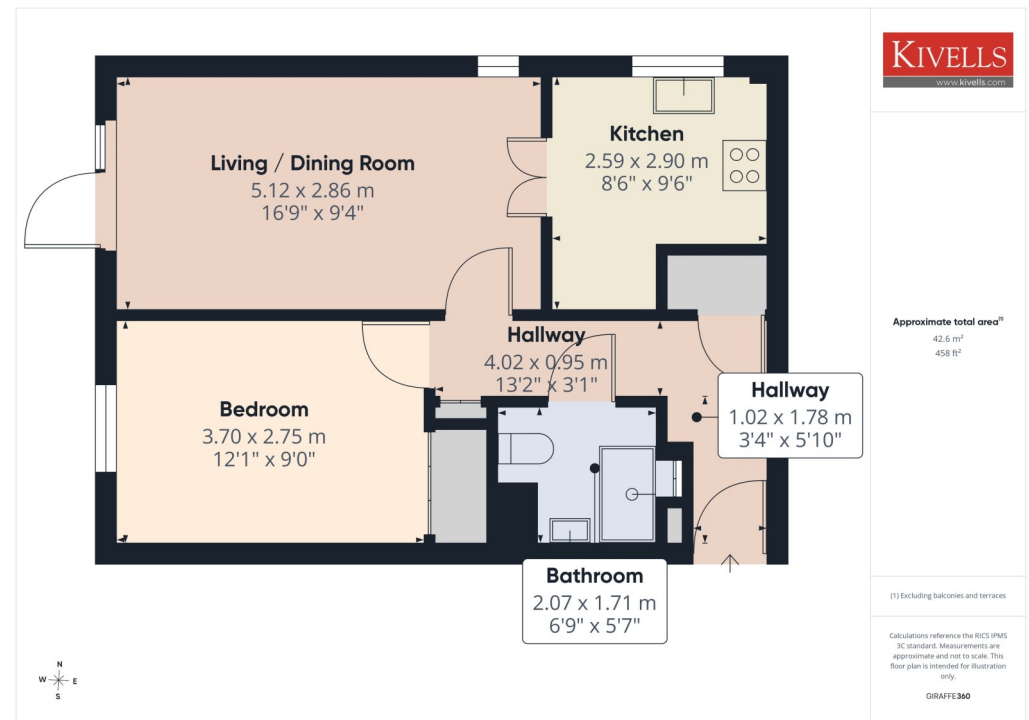
Level access to the canal and views over well-maintained communal garden

Located within a professionally managed, purpose-built retirement development

Emergency call system linked to the House Manager and Careline UK

Fantastic location within walking distance of the beach and town centre amenities

EPC Rating: TBC



Situation

Pentyre Court enjoys a prime position on Vicarage Road, a highly regarded residential area within easy walking distance of Bude town centre and its wide range of social, commercial and shopping amenities.

Bude offers an excellent selection of leisure and recreational facilities, including a swimming pool, all-weather floodlit tennis courts, and an 18-hole golf course. Morrisons supermarket is situated on the outskirts of the town, while the nearby A39 Atlantic Highway provides excellent transport links north towards Bideford and Barnstaple, and south further into Cornwall.

Accommodation

ENTRANCE HALLWAY

Entrance via a door into the hallway. Built-in storage cupboard. Laminate flooring.

KITCHEN

Window to the side elevation. Fitted with a range of matching base and wall-mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Built-in eye-level oven. Space and plumbing for a washing machine and undercounter fridge and freezer. Laminate flooring.

LIVING / DINING ROOM

uPVC glazed door providing access to the communal gardens at the front elevation. A light and spacious reception room with ample space for both living and dining room furniture. Window to the side elevation, night-storage heater and fitted carpet..

BEDROOM ONE

Window to the rear elevation. A generous double bedroom with built-in wardrobes and ample space for a double bed together with a range of freestanding bedroom furniture. Fitted carpet and night-storage heater.

WET ROOM

Accessible wet room comprising a low-level W.C., wall-mounted hand wash basin and electric shower with detachable shower head and chair. Electric heated towel rail and extractor fan.

OUTSIDE

Residents have access to attractive and well-

maintained communal gardens, with direct level access from the apartment to the front garden and, via a gate to the rear, to the rear garden and canal.

PARKING

The development benefits from private residents' parking, available on a first-come, first-served basis.

AGE RESTRICTION

Occupants must meet the development's age criteria, with a minimum age of 60 for single residents or 55 where a couple occupy the apartment.

AGENTS NOTE

A well-appointed guest suite is available within the development and can be booked for overnight stays, subject to availability.

DIRECTIONS

From our office in Bude, proceed down to The Strand with the river on your right-hand side. At the mini roundabout, turn right following the signs towards Widemouth Bay. Continue along this road and Pentyre Court will be found on the left-hand side shortly after The Falcon Hotel.

Description

Pentyre Court is a purpose-built retirement development comprising 26 apartments, constructed by McCarthy & Stone in 2000. Designed for independent retirement living, the development benefits from an on-site House Manager, 24-hour emergency call assistance and secure entry system.

Situated on the ground floor with direct access to the garden, the apartment offers accommodation which would benefit from some modernisation; comprising a kitchen, spacious living/dining room, bedroom and a bathroom.

Services

Mains water, electricity and drainage.

Tenure

Leasehold.

Service Charges

Ground Rent - £680 per year.



EE Rating - D



Council Tax Band - B



Directions

What3Words - ///unpainted.drive.attend



Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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