



COLWILLS
the property professionals



Flat 7, Lansdown Road

Bude, Cornwall, EX23 8BN

- A modern, well appointed first floor maisonette
- Walking distance of the town centre and bude beaches
- Open plan living kitchen dining room, two double bedrooms
- Ideal lock and leave holiday home/investment
- Available with no onward chain

£218,000





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Situated in the most central position, Flat 7 enjoys immediate access into the Town, with shops less than a few hundred yards away. Summerleaze Beach, Bude Canal and Bude Golf Course are also within minutes from your front door.

The accommodation comprises; a dual aspect open plan living/kitchen/dining room with integrated appliances and engineered oak floor. Two double bedrooms and a family bathroom.

The flats position, a former bus depot and cinema, enables residents to enjoy convenient central living and is ideal for those looking to be less car dependent. Whether it's a main residence you're looking for or a second home to enjoy all that Bude has to offer.

DIRECTIONS

Leaving our office on foot in Queen Street turn left and head down to the end Queen Street. Turn left into Lansdown Road and head up the road and around into Burn View. The property is located on the left-hand side.

EXTERNAL STAIRCASE An external metal staircase on to the raised terrace leads to the front door, with space for storage unit under.

ENTRANCE HALL Entering the property via a composite door into the inner hallway, stairs ascend to the first floor, useful storage cupboard, engineered oak flooring and door to living room.

OPEN PLAN LIVING/KITCHEN/DINING ROOM 16' 10" x 11' 0" (5.13m x 3.35m) Living Space 9'3 x 8'1

A bright and spacious dual aspect living room with sash windows to the front and rear elevations and engineered oak flooring throughout.

The kitchen is fitted with a range of matching wall and base units with work surface over, inset stainless steel sink with mixer tap. Built in appliances comprise; electric oven and hob with extractor over, fridge and freezer, dishwasher and cupboard for the combi boiler.

BEDROOM ONE 11' 6" x 10' 1" (3.51m x 3.07m) A double principal bedroom with sash window to the front elevation,

BEDROOM TWO 13' 9 (Max)" x 7' 4" (4.19m x 2.24m) Another double bedroom with sash windows to the rear elevation.

FAMILY BATHROOM 6' 3" x 5' 6" (1.91m x 1.68m) Fitted with a panel enclosed bath with glass shower screen and mains fed shower, wall mounted wash hand basin with chrome mixer tap and low flush WC with enclosed cistern. Attractive tiles to the floors and splashback, Velux window, inset spotlights and extractor.

TENURE Leasehold, balance of 999 year lease which commenced 27th November 2024.

SERVICES All mains services are connected.

COUNCIL TAX Band A

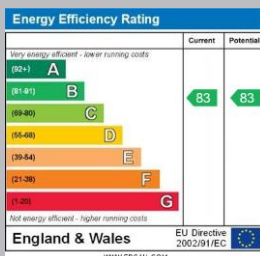
SERVICE CHARGE AND GROUND RENT TBC



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THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		



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