



## 13 Kiming, Stratton Road

Bude, Cornwall, EX23 8AW

Price £139,950

- Newly decorated and carpeted first floor flat
- Pleasant views over the communal gardens and out towards Summerleaze Beach
- Close to town, schools and amenities
- Lounge/dining room, kitchen, two double bedrooms, bathroom
- Allocated parking, well maintained communal gardens
- EPC C



*The property professionals*



# 13 Kiming, Stratton Road, Bude, Cornwall, EX23 8AW

13 Kiming is a newly decorated and newly carpeted first floor flat situated within a few minutes walk of Bude's town centre and beaches. The property offers pleasant views over the communal gardens and out towards Summerleaze Beach and the coastline.

The accommodation briefly comprises a lounge/dining room, kitchen, two double bedrooms and a bathroom.

Outside there is allocated parking for one vehicle and use of communal gardens. Available with no onward chain.

## DIRECTIONS

From the centre of town proceed along The Strand and turn left at the mini roundabout into Bencoolen Road. Continue up the hill passing the Esso petrol station and take the next turning on the left into Kiming.

## LOUNGE/DINING ROOM

**18' 8" x 12' 4" (5.69m x 3.76m)** Entering via a UPVC obscure double glazed door to the lounge/dining room. UPVC double glazed windows to the front elevation offering views over the communal gardens and stunning views down to Summerleaze beach, coastline and Compass point. Coved artex ceiling, television point and night storage heater

## KITCHEN

**6' 10" x 6' 4" (2.08m x 1.93m)** The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with tiled splashback, integrated electric oven, inset electric hob with extractor canopy, space and plumbing for washing machine, space for under counter fridge, cupboard housing the consumer unit and UPVC double glazed window to the front elevation offering stunning coastal views.

## BEDROOM ONE

**11' 11" x 9' 3" (3.63m x 2.82m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation. Coved artex ceiling and night storage heater.

## BEDROOM TWO

**10' 5" x 9' 7" (3.18m x 2.92m)** A bright and spacious double bedroom with UPVC double glazed window to the rear elevation. Coved artex ceiling and night storage heater.

## INNER HALL

Loft hatch access with ladder and door to airing cupboard with newly installed hot water cylinder with immersion heater and slatted shelving. Door to:-

## BATHROOM

**6' 6" x 5' 10" (1.98m x 1.78m)** Fully tiled walls, panel enclosed bath with electric shower, pedestal wash hand basin, WC and mounted electric heated towel rail.

## OUTSIDE

The flat benefits from the use of a well maintained communal garden which is laid to lawn and also allocated parking for one vehicle.

## COUNCIL TAX

Band A

## SERVICES

Mains electricity, water and drainage.

## TENURE

Leasehold. Remainder of a 99 year lease which commenced in 1974.

## AGENTS NOTE

The current owners have recently paid £1521.20 of their share towards replacement fascias/soffits new exterior lighting and exterior painting. Ground rent £330.00 per year. Maintenance charge £114.16 PCM.



DISCLAIMER: 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



01288 355828  
E: bude@colwills.co.uk  
www.colwills.co.uk

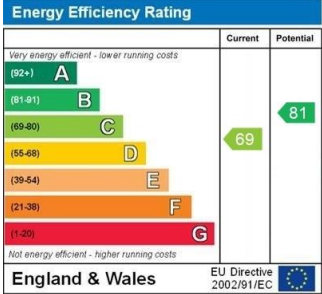
32 Queen Street  
Bude, Cornwall  
EX23 8BB



# 13 Kiming, Stratton Road, Bude, Cornwall, EX23 8AW



Approximate total area<sup>(1)</sup>  
491 ft<sup>2</sup>  
45.5 m<sup>2</sup>





estate agents • property management • lettings

**BRITISH PROPERTY AWARDS**

2017 ★★★★★  
GOLD WINNER

ESTATE AGENT IN BUDE

**BRITISH PROPERTY AWARDS**

2018 ★★★★★  
GOLD WINNER

ESTATE AGENT IN BUDE

**BRITISH PROPERTY AWARDS**

2019 ★★★★★  
GOLD WINNER

ESTATE AGENT IN BUDE

01288 355828  
E: bude@colwills.co.uk  
www.colwills.co.uk

32 Queen Street  
Bude, Cornwall  
EX23 8BB

DISCLAIMER: 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