

01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB

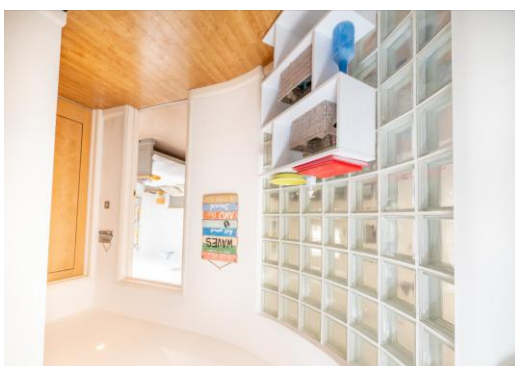
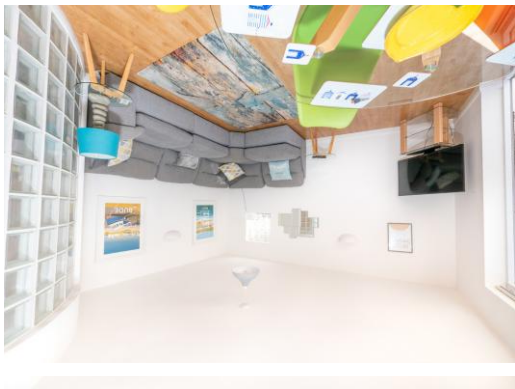


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-69)	D (55-69)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

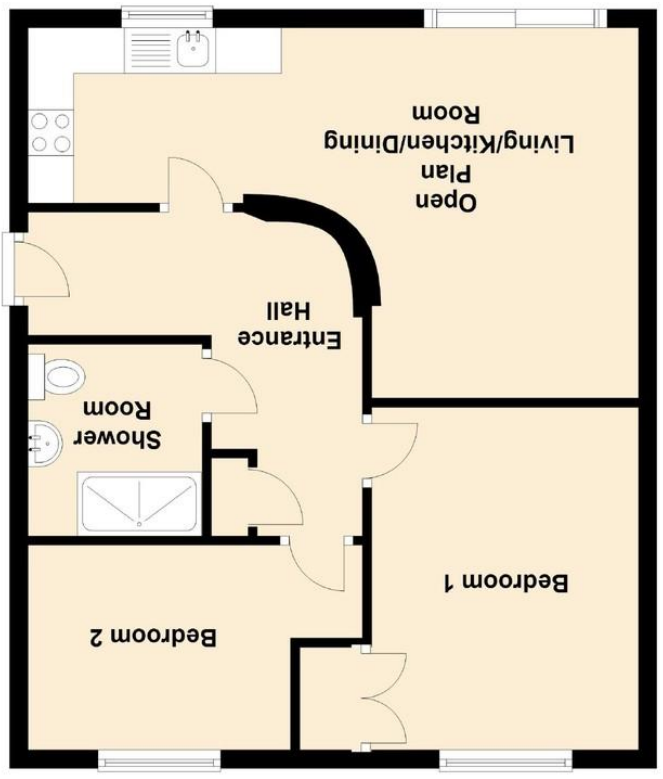
Not energy efficient - higher running costs

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 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.



Total area: approx. 52.3 sq. metres (562.7 sq. feet)



Ground Floor  
 Approx. 52.3 sq. metres (562.7 sq. feet)

*The Property Professionals...*



## 17 Hawkers Court

Bude, Cornwall, EX23 8SX

Price £230,000

- Well presented, two bedroom ground floor apartment
- Only 300 yards from Crooklets beach and a short walk to the town centre
- Open plan living room and fully integrated kitchen
- Modern shower room, allocated car port
- Ideal main residence or second home with established letting history



*The property professionals*

# 17 Hawkers Court

Bude, Cornwall, EX23 8SX

Price £230,000

A contemporary, well appointed ground floor apartment situated in a sought after development within the Flexbury area, being only 300 yards from Crooklets beach and a short walk to the town centre.

The well presented accommodation benefits from underfloor heating and briefly comprises: a modern open plan kitchen/living/dining room with sliding doors enjoying views over the golf course, two bedrooms and a bathroom. Outside there is allocated parking for one vehicle.

An excellent second home/investment opportunity, with an established history of producing a healthy return which can be sold as a going concern.

## ENTRANCE LOBBY

Communal entrance lobby serving four apartment's. Door to:-

## ENTRANCE HALL

Entering the property into inner hall way with feature curved glass brick wall, Karndean flooring with underfloor heating, built in cupboard and doors serving the following rooms:-

## OPEN PLAN LIVING/KITCHEN/DINING ROOM

**22' 3" x 13'3' 6" min" (6.78m x 4.11m)** A bright and spacious dual aspect room with UPVC patio doors to the front elevation and glass brick windows to the front and side elevations. The kitchen is fitted with matching high gloss white wall and floor units with contrasting black work surface, inset stainless steel sink with side drainer and mixer tap over, inset gas hob with extractor, built-in electric double oven, integrated fridge/freezer, built-in slimline dishwasher, built-in washing machine and Karndean flooring with underfloor heating.

## BEDROOM ONE

**12' 3" x 9' 7" (3.73m x 2.92m)** A spacious double bedroom with UPVC double glazed window to the rear elevation, built-in wardrobe, television point and underfloor heating.

## BEDROOM TWO

**12' 00" x 7' 4" (3.66m x 2.24m)** A double bedroom with underfloor heating and UPVC double glazed window to the rear elevation.

## SHOWER ROOM

**6' 10" x 6' 0" (2.08m x 1.83m)** Shower enclosure with mains fed shower and aqua boarding, pedestal wash hand basin, push button low flush WC and wall mounted towel rail.

## OUTSIDE

Allocated car port for one vehicle and shared amenity space at the rear of the property.

## COUNCIL TAX

Band B

## SERVICES

Mains gas, mains electricity, mains water and mains drainage.

## TENURE

Leasehold remainder of 999 year lease with a share of freehold. Lease commenced 18<sup>th</sup> April 2008. Maintenance charge of £2,206 covers buildings insurance, cleaning and maintenance of all common areas including the outdoor space.



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the centre of Town proceed up Belle Vue and then descend down the hill past Sainsburys and follow this road down and around, take the left into Maer Down Road where the Hawkers Court Development will be located directly in front of you and the property will be located a short distance along on the left hand side.

