



Flat 3 Roseveare

Bencoolen Road, Bude, Cornwall, EX23 8PJ

KIVELLS

Flat 3 Roseveare

Bencoolen Road, Bude, Cornwall, EX23 8PJ

£240,000 Guide Price

Well-presented, three bedroom first floor apartment

Share of freehold

Convenient central location, within easy walking distance of the beach and town centre

Stunning views towards the coast

EPC Rating: C



The floorplan displayed is not to scale and is for identification purposes only.

Situation

Situated at the entrance to the town, Roseveare enjoys a convenient and highly sought-after location within easy walking distance of Bude's town centre, beaches and a wide range of local amenities. The town offers an excellent selection of supermarkets, independent shops, banks, cafés, restaurants and a post office, together with the picturesque canal, headland and stunning sandy beaches, all within approximately a five-minute walk.

Bude also benefits from an excellent range of leisure facilities, including a leisure centre, bowling alley, indoor and outdoor swimming pools, an 18-hole links golf course, tennis and squash courts, bowling greens and nearby horse riding. Renowned for its spectacular coastline, the area offers superb surfing, scenic coastal walks and breathtaking views along the South West Coast Path.

Description

A well-presented first-floor apartment, enjoying light and spacious accommodation together with far-reaching views towards the coast. The accommodation briefly comprises a kitchen, lounge/dining room, three bedrooms and a family bathroom.

Conveniently situated within the heart of the town, the property further benefits from a share of the freehold, independent access and attractive communal gardens.

ACCOMMODATION

Entrance via a door into:

HALLWAY

A spacious entrance hallway providing access to all principal rooms. Useful utility cupboard. Fitted carpet, night storage heater with thermostat and smoke alarm.

KITCHEN

uPVC double glazed window enjoying views towards the Canal. Fitted with a range of base and eye level units with a work surface over incorporating an inset sink with drainer. Space for an oven, under-counter fridge/freezer and washing machine or dishwasher.

BATHROOM

Fitted with a three-piece suite comprising a bath with shower over, low level W.C. and wash hand basin. Airing cupboard housing the hot water cylinder together with a separate Dimplex heater.

Two obscure uPVC double glazed windows, electric heated towel rail and tile-effect vinyl flooring.

LIVING/DINING ROOM

A light and spacious dual aspect reception room enjoying views across the Nature Reserve, Canal and towards the coast. Ample space for a range of living and dining room furniture. Fitted carpet and two night storage heaters.

BEDROOM ONE

A generous double bedroom with built-in storage, feature fireplace and fitted carpet. uPVC double glazed windows enjoy views over the River Neet, Canal and Nature Reserve. Night storage heater.

BEDROOM TWO

A further spacious double bedroom with rear aspect uPVC double glazed window, built-in storage, feature fireplace, fitted carpet and night storage heater.

BEDROOM THREE

A single bedroom currently arranged with bunk beds. South-facing uPVC double glazed window and fitted carpet.

OUTSIDE

The property benefits from attractive communal gardens together with a gravelled roof terrace providing a pleasant seating area. On-street parking is available nearby, with annual permits also available for the neighbouring council car park.

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.

Services

Mains water, gas, electricity and drainage.

Tenure

The property is leasehold, and subject to a 999 year lease which commenced on 24th August 1988.

The flat includes a share of the freehold, and the owners form part of the Management Company.

There is a Service Charge of £55.00 per calendar month, which mostly covers the house insurance.



EE Rating - C



Council Tax Band - A



Directions

What3Words - ///infuses.occupations.beast



Virtual Tour

Available Upon Request



Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [ig](#) [yt](#) [in](#)

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.