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the property professionals





6 PERRANTIDE

£575,000

Upton, Bude, Cornwall, EX23 0LY

- Perrantide is an exclusive collection of nine luxury coastal apartments
- Stunning openplan living with coast and country views
- Eco-friendly technology, sustainability, and security into their innovative design
- Two Double bedrooms with ensuite to the principal, large family bathroom
- Sea views, private decking and garden, allocated parking, communal storage

Perrantide is an exclusive coastal development comprising just nine luxury apartments, perfectly positioned moments from the vibrant seaside town of Bude on North Cornwall's spectacular coast. Number 6 represents a rare opportunity to acquire the only two-bedroom ground-floor apartment within the development, combining generous, beautifully considered living space with far-reaching sea and coastal views.

With an established track record as a successful holiday let, the apartment presents an exceptional investment opportunity, while equally appealing to owner-occupiers seeking a stylish and comfortable permanent home in one of Cornwall's most sought-after coastal locations.

Designed with comfort, sustainability and longevity at its heart, the apartment seamlessly combines innovative eco-friendly technology with advanced security and contemporary design. Extending to approximately 100 m², the accommodation includes two generous double bedrooms, with the principal bedroom benefiting from an en suite, alongside a spacious family bathroom.

At the heart of the home is an impressive open-plan living space, framed by Scandinavian-style floor-to-ceiling windows that flood the interior with natural light while drawing the eye towards spectacular views across the surrounding coast and countryside and out towards the Atlantic.





DIRECTIONS

From the centre of Bude proceed out of town along The Strand and turn right at the mini roundabout towards Widemouth. Continue along this road and ascend Lynstone Road all the way to the top. Perrantide is the last property on the left hand site as you leave Upton.

ENTRANCE HALL

Inset lighting, LVT flooring with underfloor heating, Openreach fibre connection, cupboard housing the underfloor heating manifolds and consumer unit. Doors serve the following rooms:-

OPEN PLAN LIVING/KITCHEN/DINING ROOM 24' 8 (Max)" x 16' 2 (Max)" (7.52m x 4.93m)

A bright and spacious multi zone room with inset lighting and feature pendant lighting. Large double glazed sliding doors leading out onto the decked seating area and gardens and large feature double glazed window offering views out over the Atlantic Ocean and down the rugged Cornish coastline. LVT flooring with underfloor heating and satin chrome switches and sockets.

The kitchen is finished with a range of matching wall and base units with stone worksurface with matching upstand. Undermounted sink with Quooker tap, Integrated Neff appliances comprise induction hob with extractor, electric cooker with slide and hide door, fridge freezer, dishwasher and wine cooler.

BEDROOM ONE 14' 6" x 9' 10" (4.42m x 3m)

A bright and spacious principal double bedroom with double glazed window to side and rear elevations offering views out over the Atlantic Ocean and down the rugged Cornish coastline. Satin chrome switches and sockets and LVT flooring with underfloor heating. Door to-

ENSUITE 10' 0" x 4' 10" (3.05m x 1.47m)

Inset lighting, attractive part tiled walls with feature tiled wall and tiled with underfloor heating. Fixed glass shower screen, mains fed shower with large soak head and separate hand attachment, wall hung vanity unit, wall hung toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

BEDROOM TWO 14' 5" x 12' 7" (4.39m x 3.84m)

A double bedroom with a double glazed window to front elevation. Satin chrome switches and sockets and LVT flooring with underfloor heating.

BATHROOM 10' 0" x 6' 5" (3.05m x 1.96m)

Inset lighting, attractive part tiled walls with feature tiled wall and tiled flooring with underfloor heating. Panel enclosed bath with glass shower screen, mains fed shower with large soak head and separate hand attachment, wall hung vanity unit, wall hung toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

OUTSIDE

Perrantide's southerly aspect and elevated position mean the private gardens offered reward you with far-reaching coast and country views.

Perrantide boasts professionally landscaped communal gardens and a communal ground floor external shower perfect for cleaning up after beach visits and muddy walks along the Coast Path.

Each apartment is also equipped with two private parking spaces with car charging infrastructure connection-ready.

SERVICES All mains services are connected.

SERVICE CHARGE

£180 pcm to include insurance, window cleaning, private bin collection, gardening and outside tap.

TENURE

Remainder of 999 year lease

COUNCIL TAX

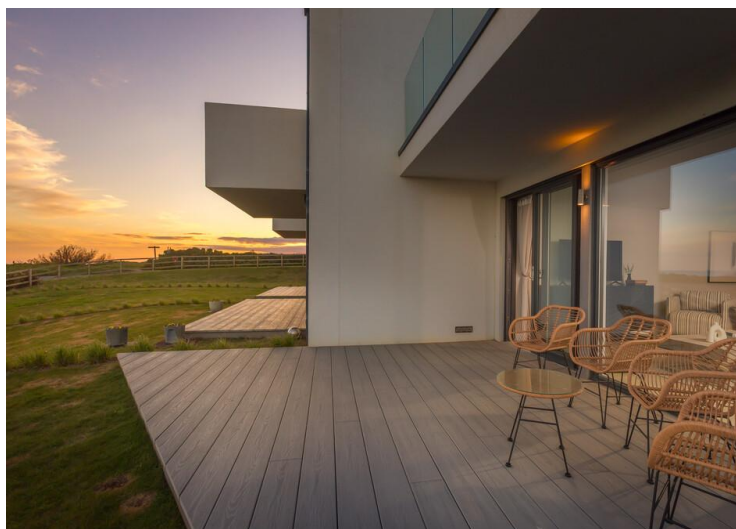
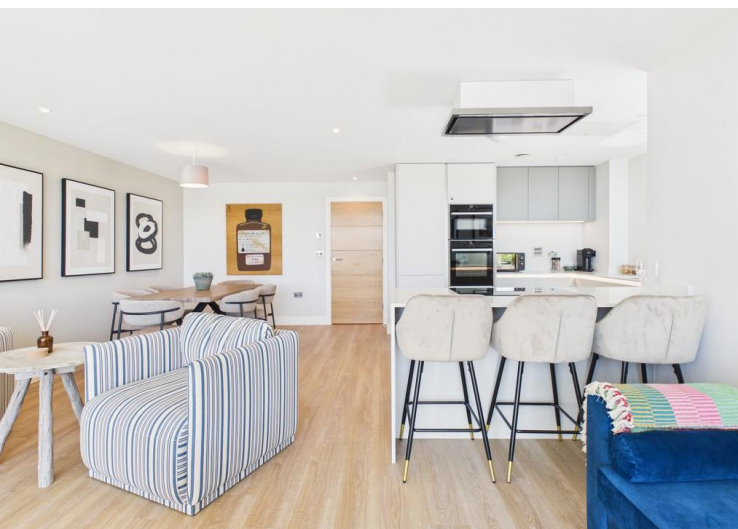
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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