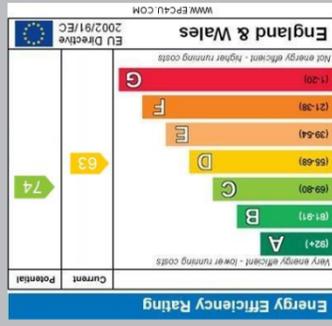


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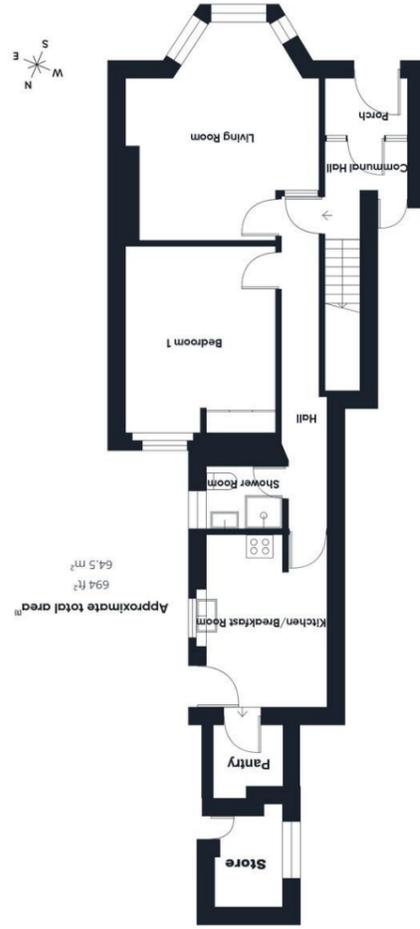


DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain 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.

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## Flat 1, 9 Summerleaze Crescent

Bude, Cornwall, EX23 8HH

Price £224,950

- Spacious ground floor apartment
- Located within 500 yards of the Town and beach
- Living room with bay window, kitchen/breakfast room
- One bedroom and a shower room. Outside utility/store
- Single garage, use of communal gardens. No chain



*The property professionals*

# Flat 1, 9 Summerleaze Crescent

Bude, Cornwall, EX23 8HH

Price £224,950

Flat 1, 9 Summerleaze Crescent is a spacious ground floor apartment, ideally situated within easy walking distance of the town centre, local shops, amenities, and the ever popular Summerleaze Beach, all just a short stroll of approximately 500 yards away.

The well proportioned accommodation comprises a welcoming communal entrance leading to a private hallway, a bright bay fronted sitting room with pleasant outlook, a generous kitchen/breakfast room complete with pantry, a large double bedroom, a modern shower room, and a useful store/utility area. The property further benefits from a single garage.

With double glazing throughout, gas central heating, and the added advantage of no onward chain, this delightful apartment is ready for immediate occupation.

#### COMMUNAL ENTRANCE

A timber communal door leads into the inner hall, with original tiled flooring and private entrance door leading into:-

#### ENTRANCE HALL

Timber entrance door leads into the private entrance hall of the apartment, with double radiator and doors serving the following rooms:-

#### LIVING ROOM

**16' 00 max into bay" x 15' 00" (4.88m x 4.57m)** Large walk-in double glazed bay window to the front elevation with stunning views of Bude Canal in the distance, high ceilings, large feature ceiling cornice and double radiator.

#### BEDROOM ONE

**13' 10" x 11' 00" (4.22m x 3.35m)** A spacious double bedroom, again with high ceilings, double glazed window to the rear elevation, useful floor to ceiling fitted wardrobes and a double radiator.

#### SHOWER ROOM

**5' 6" x 5' 6" (1.68m x 1.68m)** Double glazed window to the side elevation. Quadrant shower enclosure with Mira mixer shower over, pedestal wash hand basin, low level WC, single radiator, full wall tiling with decorative mosaic boarder.

#### KITCHEN/BREAKFAST ROOM

**12' 6" x 9' 00" (3.81m x 2.74m)** Fitted with a range of modern cream fronted base units with wood block effect work surface over, single bowl stainless steel sink and drainer, built-in electric oven with four ring gas hob over and extractor canopy, tiled splash backs, space and plumbing for automatic washing machine, further space for under counter fridge and a wall mounted gas fired combination boiler providing central heating and domestic hot water. Ample space for breakfast table and chairs, double radiator, double glazed window and double glazed door leading to outside. Further door leading into:-

#### PANTRY

**5' 7" x 4' 2" (1.7m x 1.27m)** An extremely useful walk-in pantry with single slate shelf, slate flooring, fitting shelving throughout and a double glazed window to side.

#### OUTSIDE UTILITY/STORE

**7' 2" x 5' 8 average" (2.18m x 1.73m)** An extremely useful block built store/utility area is accessed from outside. The store benefits from power and light with further double glazed window and could be used for additional freezer space, space for tumble dryer or general storage.

#### SINGLE GARAGE

**15' 00" x 8' 6" (4.57m x 2.59m)** There is also the rare benefit of a single garage located to the rear of the communal garden.

#### OUTSIDE

To the front of the property, is a walled and enclosed patio garden with path leading up to the front door. The front patio catches the majority of the sun and enjoys the best of the views, enjoying sea glimpses and most impressively over the dunes at Summerleaze Beach.



There is then a rear communal yard, which provides communal washing lines and further path leading out to the back lane, where you can access the single garage.

#### COUNCIL TAX

Band A

#### SERVICES

All mains services are connected

#### TENURE

999 year lease from 24th April 1985.

Maintenance cost is split between the five apartments with flat 1 paying 20% of any costs.

Annual charge is £425 which includes £25 ground rent and buildings insurance.



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## Directions

From the centre of town proceed up Belle Vue and past the Post Office. Take the next turning on the left into Summerleaze Crescent and the property will be located a short distance along on the right-hand side.

