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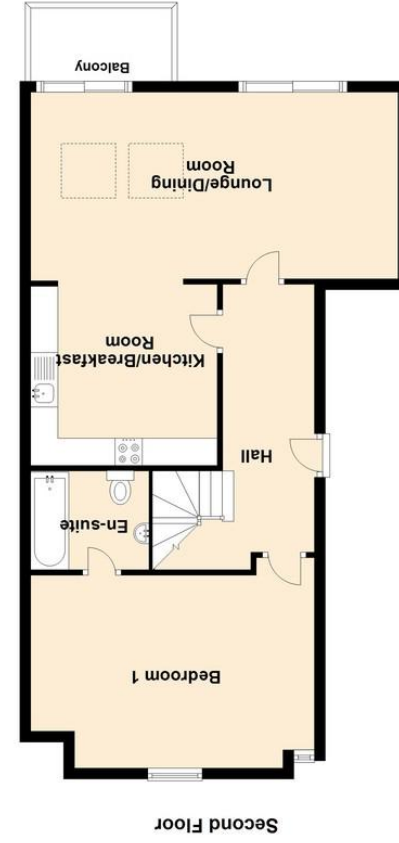
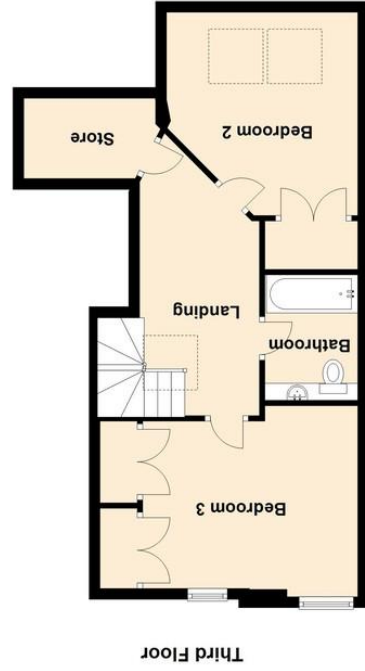
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	78 C	78 C
81-91	B		
92+	A		



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Total area: approx. 117.9 sq. metres (1269.3 sq. feet)
Colwills
Plan produced using PlanUp



The Property Professionals...



14 Canalside

Bude, Cornwall, EX23 8GY

Price £475,000

- Stunning Canalside three bedroom duplex apartment
- Walking distance from Summerleaze Beach and the vibrant town centre
- Stylish open plan kitchen living dining area with balcony
- Three double bedrooms, ensuite to principle and separate bathroom
- Allocated parking, shared EV charging



The property professionals

14 Canalside

Bude, Cornwall, EX23 8GY

Price £475,000

Fourteen Canalside is an exceptional duplex apartment within an exclusive collection of just 14 luxury residences, enviably positioned along the picturesque Bude Canal. Offering tranquil waterside views, this beautifully designed home is only a short stroll from the golden sands of Summerleaze Beach and the vibrant heart of Bude town centre.

Thoughtfully designed for contemporary coastal living, the apartment is accessed via a shared lift and opens into a welcoming entrance hall. At the heart of the home is an impressive open-plan kitchen, living and dining space, perfectly suited for both relaxing and entertaining. The stylish kitchen features sleek Corian worktops and premium AEG integrated appliances, while the light-filled living area opens onto a private balcony where you can enjoy the peaceful canal-side setting.

Externally, the apartment benefits from allocated parking for one vehicle, as well as shared EV charging.

COMMUNAL ENTRANCE HALL

Entering via a shared entrance door to the communal entrance with lift and stairs to the second floor. Private door to:-

ENTRANCE HALL

Oak wooden door to entrance hall with ash turning staircase ascending to the first floor, inset LED downlights, engineered oak wood flooring with underfloor heating and door to cupboard housing the underfloor heating manifolds. Oak wooden doors serve the following rooms:-

LOUNGE DINING ROOM

22' 4" x 12' 3" (6.81m x 3.73m) A bright and spacious open plan room with part double height ceiling and twin Velux windows. UPVC double glazed sliding door opening out to a balcony and a further door out onto a Juliet balcony offering views over Bude canal. Inset LED downlights, feature pendant lighting, engineered oak wood flooring with underfloor heating, television and CAT 5 media points. Opening into:-

KITCHEN BREAKFAST ROOM

13' 11" x 10' 00" (4.24m x 3.05m) The bespoke contemporary handleless kitchen is designed by Cornwall and London based 'Yeo Design' and offers a range of Purbeck stone base units and truffle brown oak tall and wall units with glacier white Corian worksurface with matching upstand and a under mounted one and a half bowl stainless steel sink with mixer tap over. Integrated AEG appliances comprise of touch control induction hob, Pyrolytic oven, compact oven

and microwave, dishwasher, fridge freezer and washing machine. Inset lighting and engineered oak wood flooring.

BEDROOM ONE

17' 10" x 11' 00" (5.44m x 3.35m) A bright and spacious double bedroom with twin UPVC double glazed windows to the front elevation offering pleasant views. Inset LED downlights, television and CAT 5 media points and engineered oak wood flooring with underfloor heating. Door to:-

ENSUITE

7' 1" x 5' 11" (2.16m x 1.8m) Matching contemporary Roca three piece suite comprising: panel enclosed bath with a Bristan soak head shower and separate hand attachment, glass shower screen, wall hung wash hand basin and wall hung toilet bowl with concealed cistern and push flush. Wall mounted mirror and integrated light, attractive Porcelanosa wall and floor tiling, inset LED downlights, extractor fan and chrome wall mounted heated towel rail.

LANDING

Double glazed Velux window to the side elevation, a spacious landing with door to eaves storage which houses the pressurised water cylinder, electric boiler, underfloor heating manifolds and also providing further storage. Inset LED downlights and wall mounted underfloor heating thermostat. Oak doors serve the following rooms:-

BEDROOM TWO

12' 10" x 11' 9" (3.91m x 3.58m) A spacious double bedroom with a twin Velux windows to the rear elevation overlooking the canal and Bude town, a feature lightbox with high-level UPVC double glazed window, inset LED downlights, underfloor heating and door to storage cupboard.



BEDROOM THREE

11' 4" x 11' 1" (3.45m x 3.38m) Twin UPVC double glazed windows to the front elevation. A spacious double bedroom with inset LED downlights, underfloor heating and doors to storage cupboard.

BATHROOM

7' 9" x 5' 9" (2.36m x 1.75m) Inset LED downlights and extractor fan. Matching contemporary Roca three piece suite comprising: panel enclosed bath with a Bristan soak head shower and separate hand attachment, glass shower screen, wall hung wash hand basin and wall hung toilet bowl with concealed cistern and push flush. Wall mounted mirror, integrated light and attractive Porcelanosa fully tiled walls, floor tiling and chrome wall mounted heated towel rail.

PARKING SPACE

Allocated parking for one vehicle

COUNCIL TAX

Band E

SERVICES

Mains electricity, mains water and drainage. BT Fibre to the premises (FTTP)

TENURE

Remainder 999 year lease with a 1/14 share of the freehold. An annual service charge approximately £2,000 per annum contribute towards the communal areas, insurance, lift servicing, etc.



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Directions

From the centre of Town proceed out along The Strand with the river on your right hand side. At the mini roundabout turn right towards Widemouth Bay. Proceed over the canal bridge following the road around to the left, with The Falcon Hotel being on your right hand side. Canalside is located on the left just before the road starts to rise into Lynstone Road.

