



Flat 8, Erdiston Court, Summerleaze Crescent

Bude, Cornwall, EX23 8HG

Price £225,000

- Second floor apartment, views over the town, golf course
- Central location within easy reach of local facilities
- Spacious living room, modern kitchen
- Two double bedrooms and a shower room
- Available with no onward chain



The property professionals



Flat 8, Erdiston Court, Summerleaze Crescent, Bude, Cornwall, EX23 8HG

A second floor apartment being located within the centre of this thriving coastal town of Bude within walking distance of the town centre, shops, amenities and Summerleaze Beach, all of which are no more than 500 yards from the property.

Having recently been refurbished by the current owners the property offers an entrance hall, spacious living room with pleasant views across Bude town and the golf course, kitchen, two double bedrooms and a shower room.

Outside there is use of communal courtyard and outside store. Available with no onward chain

DIRECTIONS

Proceed up through town via Belle Vue taking the first turning left after the Post Office into Summerleaze Crescent and the building will be found right in front of you.

COMMUNAL ENTRANCE HALL

Stairs ascending to the second floor and private entrance door to:-

ENTRANCE HALL

Entering via a wooden obscure glazed door to the entrance hall. Coved ceiling, three ceiling roses, two green traditional column radiators and two useful storage cupboards. Doors serve the following rooms:-

LIVING ROOM

14' 5" x 13' 4" (4.39m x 4.06m) High ceiling, ceiling rose, picture rail, UPVC double glazed window to the side elevation overlooking Bude town and golf course. Television point and radiator.

KITCHEN

12' 00" x 7' 7" (3.66m x 2.31m) UPVC double glazed window to the side elevation overlooking the central courtyard.

The kitchen is finished with a range of wall and base units with fitted square edge wooden work surface with undermounted sink, in cut drainer, slate effect square edge work surface and natural wooden top with feature resin pattern. Space for freestanding cooker, space for fridge freezer, space and plumbing for washing machine and gas fired boiler.

BEDROOM ONE

14' 5" x 12' 1" (4.39m x 3.68m) A spacious double bedroom with high ceiling, ceiling rose, picture rail and a UPVC double glazed window to the side elevation overlooking Bude town and golf course. Radiator.

BEDROOM TWO

14' 3" x 8' 7" (4.34m x 2.62m) A spacious double bedroom with a high ceiling, ceiling rose, picture rail, UPVC double glazed window to the side elevation overlooking Bude town and golf course. Built in cupboard and radiator.

BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m) Large shower enclosure with soak head shower, vanity unit with solid wooden work surface with freestanding basin and mixer tap, push button low flush WC, radiator and two UPVC double glazed windows to the side elevation.

OUTSIDE

Use of communal courtyard and outside store. The vendors will pay for a parking permit for one vehicle for one calendar year for the new owners.

COUNCIL TAX

Band D

SERVICES

All mains services are connected

TENURE

Remainder of a 999 year lease. 1/14 share of the freehold. Holiday letting prohibited. Pets permitted with permission. Maintenance charge £920 per annum.



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



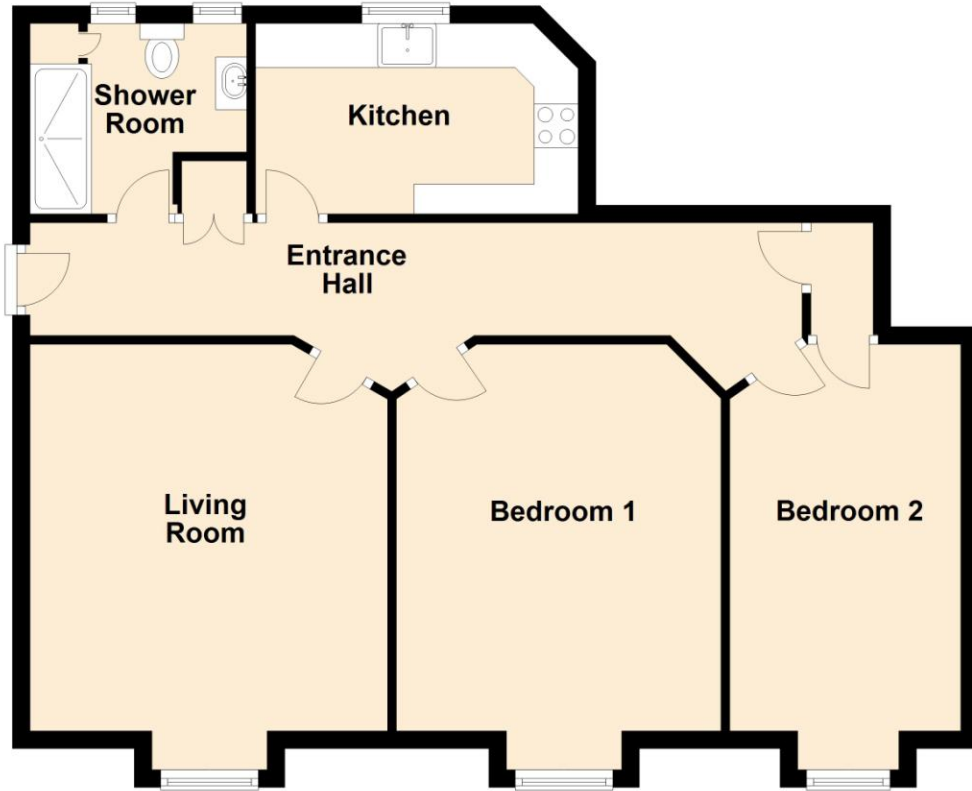
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32 Queen Street
Bude, Cornwall
EX23 8BB



Second Floor

Approx. 75.4 sq. metres (811.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.2 sq. feet)

Colwills
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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