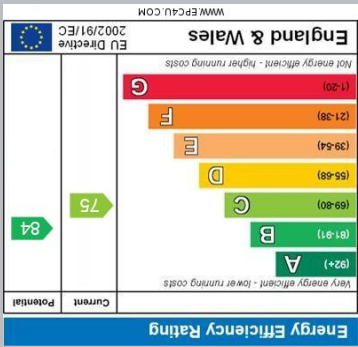
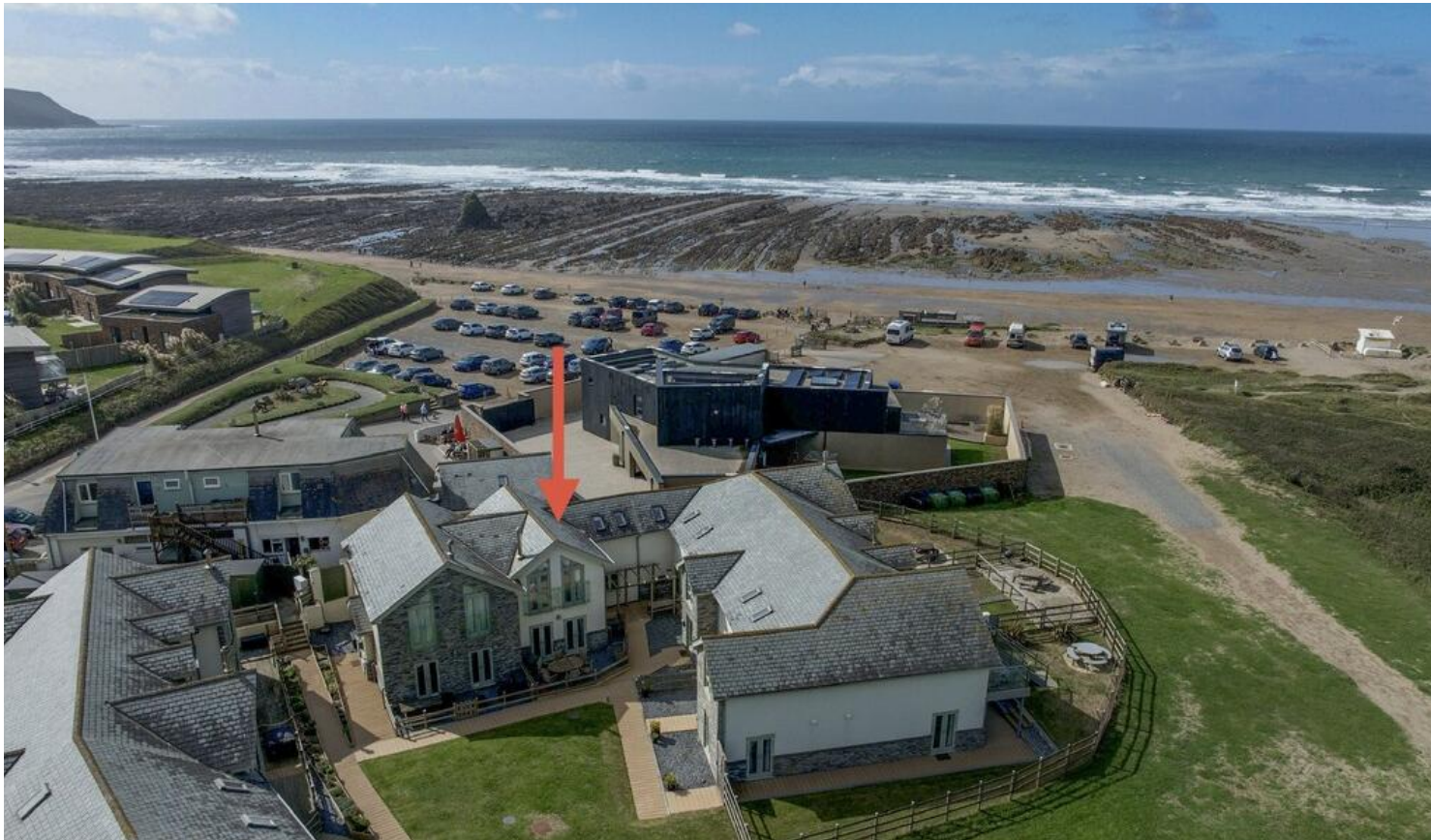
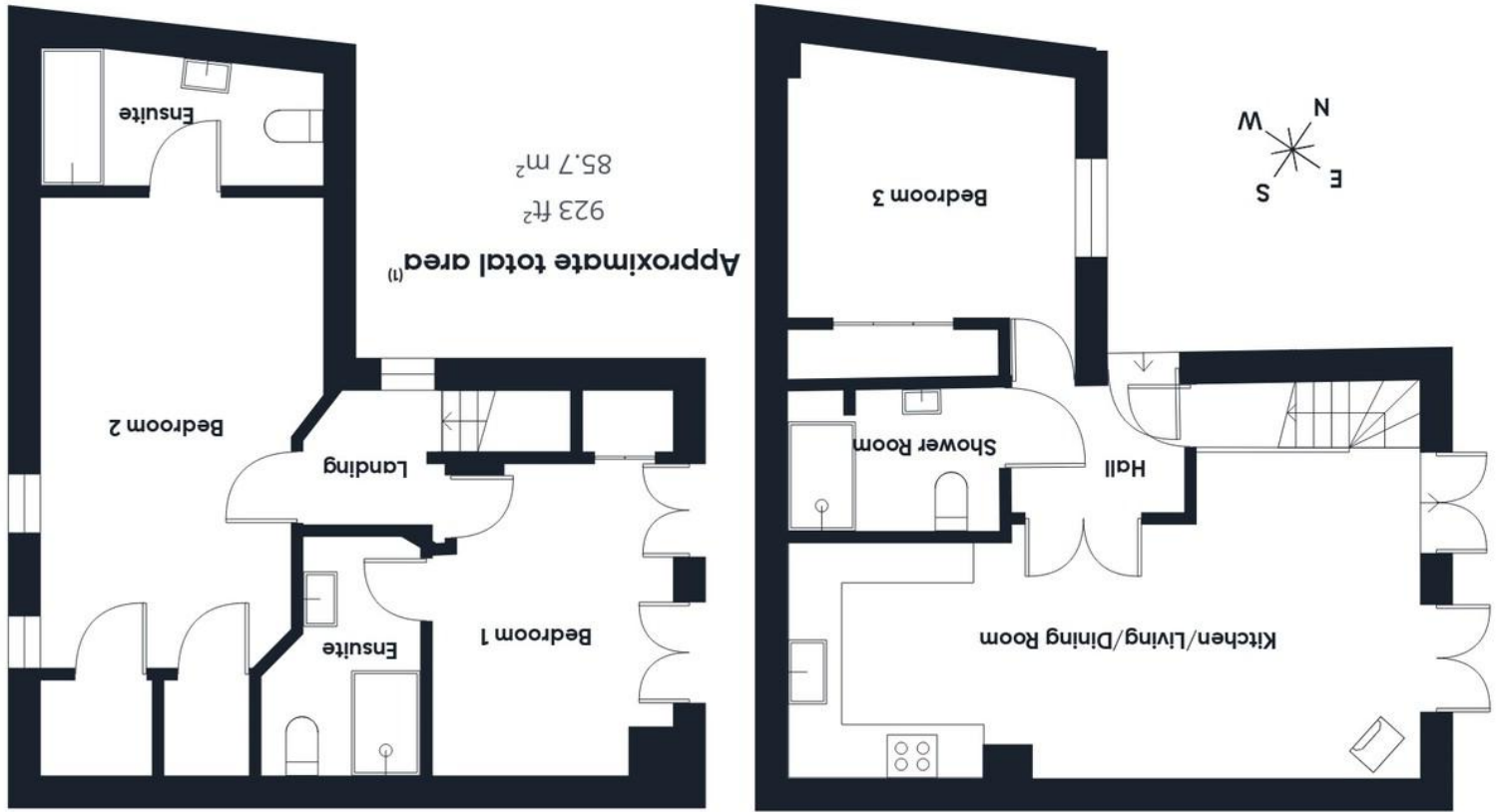
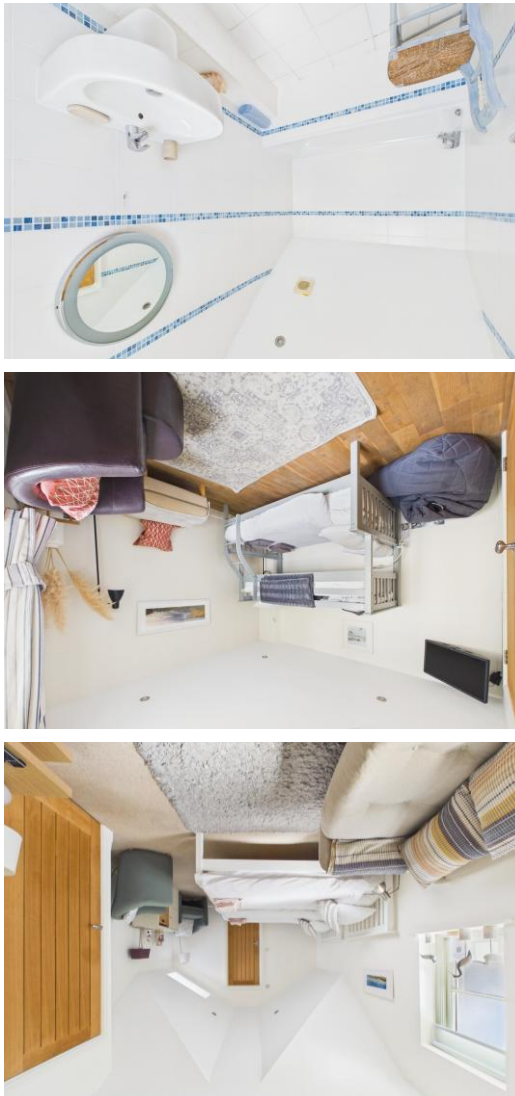


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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The Property Ombudsman



5 Blackrock Sands , Marine Drive

Widemouth Bay, Bude, Cornwall, EX23 0AG

- Contemporary terrace holiday home
- Close to the highly sought after Widemouth Bay Beach
- Open plan kitchen living dining room with wood burner
- Three double bedrooms, three bath/shower rooms
- 12 month holiday restricted usage

£425,000



5 Blackrock Sands , Marine Drive

Widemouth Bay, Bude, Cornwall, EX23 0AG

£425,000

5 Blackrock Sands is a spacious and stylish contemporary terraced holiday home, enviably positioned just a few yards from the renowned surfing beach at Widemouth Bay. With only the sand dunes separating the property from the shoreline.

Beautifully presented throughout, the accommodation comprises an entrance hall with oak flooring, leading to a generous open-plan living, kitchen and dining area. The contemporary high-gloss kitchen is fitted with granite work surfaces, integrated appliances and opens seamlessly into the living space, where a wood-burning stove creates a warm and welcoming focal point. The ground floor also benefits from a double bedroom and a shower room. On the first floor are two spacious en-suite bedrooms, including the principal bedroom which features two Juliet balconies enjoying pleasant views.

Externally, the property offers a private seating area finished with attractive slate chippings, together with access to a communal lawned area and allocated parking.

Subject to a holiday occupancy restriction, the property must be used in conjunction with a main private residence. Currently operating as a successful holiday let, it presents an excellent investment opportunity or coastal retreat in one of North Cornwall's most sought-after seaside locations.

ENTRANCE HALL Entry via double glazed door to entrance hall with door to the understairs storage cupboard, engineered oak wood flooring and doors serve the following rooms:-

OPEN PLAN KITCHEN/LIVING/DINING ROOM 24' 2" x 12'00 MAX' 9'1 min" (7.37m x 3.89m) Twin wooden framed double glazed french doors to the front elevation leading out to the slate chipped seating area and communal lawn. Inset spotlights, wood burner which sits on a slate hearth, television point, telephone point, engineered oak wood flooring to the living/dining area and tiled flooring to the kitchen.

The kitchen is finished with a range of matching high gloss wall and base units with granite work surface over with matching upstand, incut drainer and under mounted one and a half bowl stainless steel sink. Integrated appliances comprise of electric double oven, touch control hob, extractor hood, microwave, fridge/freezer, dishwasher and washing machine.

BEDROOM THREE 10' 11" x 10' 4" (3.33m x 3.15m) A double bedroom with wooden framed double glazed window to the front elevation, inset spotlights, built-in storage cupboard, television point, telephone point and engineered oak wood flooring.

SHOWER ROOM 7' 8" x 5' 2" (2.34m x 1.57m) Shower enclosure with mains fed shower over, wall mounted wash hand basin, push button low flush WC, fully tiled walls, engineered oak wood flooring.

FIRST FLOOR Wooden framed double glazed window to the side elevation, loft hatch access and inset spotlights. Doors serve the following rooms:-

BEDROOM ONE 11' 10" x 9' 2" (3.61m x 2.79m) A bright and spacious double bedroom with vaulted ceiling, twin wooden framed double glazed french doors to the front elevation opening out onto Juliet balcony's with views over the communal lawn and countryside, door to storage cupboard and television point. Door to:-

ENSUITE 9' 2" x 5'9 max' 4'4 min" (2.79m x 1.63m) Double shower enclosure with mains fed shower over, pedestal wash hand basin, push button low flush WC, fully tiled walls, tiled flooring and a wall mounted chrome heated towel rail.

BEDROOM TWO 17' 9" x 11'1 max' 9'1 min" (5.41m x 3.58m) Twin wooden framed double glazed obscure windows to the rear elevation and skylight window to the front. A spacious double bedroom with inset spotlights, television point, door to storage cupboard and door to the boiler cupboard housing the consumer unit, Worcester ground source boiler and underfloor heating manifolds. Door to:-

ENSUITE 11' 1" x 5'4 max 4'6 min' 4" (3.38m x 1.63m) Fully tiled walls and tiled flooring, skylight to the front elevation, panelled enclosed bath, wall mounted wash hand basin, pushbutton low flush WC and a chrome wall mounted heated towel rail.

OUTSIDE To the front of the property there is slate chippings to the seating area which overlooks the communal lawn. There are two allocated car parking spaces and a dedicated store which is perfect for wetsuits and surfboards.



COUNCIL TAX TBC

Currently used as a holiday rental property and therefore on Business Rates, which are zero due to the vendor claiming business rate relief.

SERVICES Ground source heat pump, mains electricity, mains water and drainage.

TENURE Freehold. Communal service charge TBC
52 weeks holiday occupancy applies and must be used in conjunction with a main private residence, to constitute being classed as a holiday home.



Directions

From Bude town centre, proceed out of the town along The Strand and turn right at the mini roundabout to Widemouth. As you enter Widemouth Bay continue along passing the main beach car park. As you drive along Marine Drive you will find 'Black Rock Sands' on the right-hand side - between the road and the sea!



COLWILLS
the property professionals