



Flat 2, 7 Breakwater Road

Bude, Cornwall, EX23 8LQ

Price £325,000

- First-floor apartment with stunning views
- Superbly positioned, 180 yards from the Sea lock and Summerleaze beach
- Lounge/dining room with walk-in bay window, kitchen
- Two double bedrooms and a bathroom
- Allocated parking for one vehicle. No onward chain



The property professionals



Flat 2, 7 Breakwater Road, Bude, Cornwall, EX23 8LQ

Flat 2, 7 Breakwater Road presents a rare and exciting opportunity to acquire a first-floor apartment in one of Bude's most sought-after coastal locations. Enjoying stunning views stretching down the canal towards Summerleaze Beach and the surrounding coastline, this property perfectly captures the charm of seaside living.

Ideally positioned just 180 yards from the Sea Lock and the golden sands of Summerleaze Beach, the apartment offers exceptional convenience. From your front door you can take a short stroll to the beach, the town centre, the library, a selection of highly regarded local restaurants, and the iconic Falcon Hotel – placing the very best of Bude right on your doorstep.

While the property would benefit from some basic updating, it offers fantastic potential to create a wonderful coastal home or holiday retreat. The accommodation comprises an entrance hall with stairs rising to the first floor, a bright lounge/dining room featuring a walk-in bay window that perfectly frames the beautiful canal, beach and coastal views, a kitchen, two double bedrooms, and a bathroom. Outside detached garden and allocated parking space for one vehicle.

With its superb location, captivating outlook, and excellent potential, this property represents a truly appealing opportunity to enjoy life by the sea.

DIRECTIONS

From the centre of town proceed along The Strand and turn right at the mini roundabout. Proceed over the bridge and then take the first right into Breakwater Road. Proceed along the road and the property will be located a short distance along on the left-hand side.

ENTRANCE HALL

Entering via a UPVC double glazed door to the entrance hall with staircase ascending to the first floor and coat hanging space.

HALL

Two radiators and loft hatch access. Doors serve the following rooms:-

LOUNGE/DINING ROOM

12' 5" x 10' 4" (3.78m x 3.15m) A bright and spacious reception room with wooden framed glazed walk-in bay window to the front elevation offering stunning views across Bude canal, Summerleaze beach and the Atlantic Ocean. Television point and radiator.

KITCHEN

9' 9" x 7' 1" (2.97m x 2.16m) A dual aspect kitchen with wooden framed glazed window to the front and side elevations. Fitted with a range of matching wall and base units with fitted work surface, inset sink and drainer with mixer tap, inset electric hob, integrated electric oven, space and plumbing for slimline dishwasher, space and plumbing for washing machine. Wall mounted Ariston gas fired combi boiler and radiator.

BEDROOM ONE

12' 7" x 9' 8" (3.84m x 2.95m) A bright and spacious South aspect principal double bedroom with UPVC double glazed sash style window to the rear elevation. Radiator.

BEDROOM TWO

9' 10" x 8' 5" (3m x 2.57m) A double bedroom with wooden framed glazed window to the side elevation. Radiator.

BATHROOM

12' 10" x 5' 5" (3.91m x 1.65m) Wooden framed obscure glazed window to the side elevation, panel enclosed bath with electric shower, pedestal wash hand basin, WC, radiator and storage cupboard.

OUTSIDE

A detached garden is situated to the rear of the property, accessed via a shared pathway. It is mainly laid to lawn and features a selection of established shrubs. The property also benefits from allocated parking for one vehicle.

COUNCIL TAX

Band B

SERVICES

All mains services are connected

TENURE

The lease is for 999 years from 26th September 1990, with a share of the freehold.



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

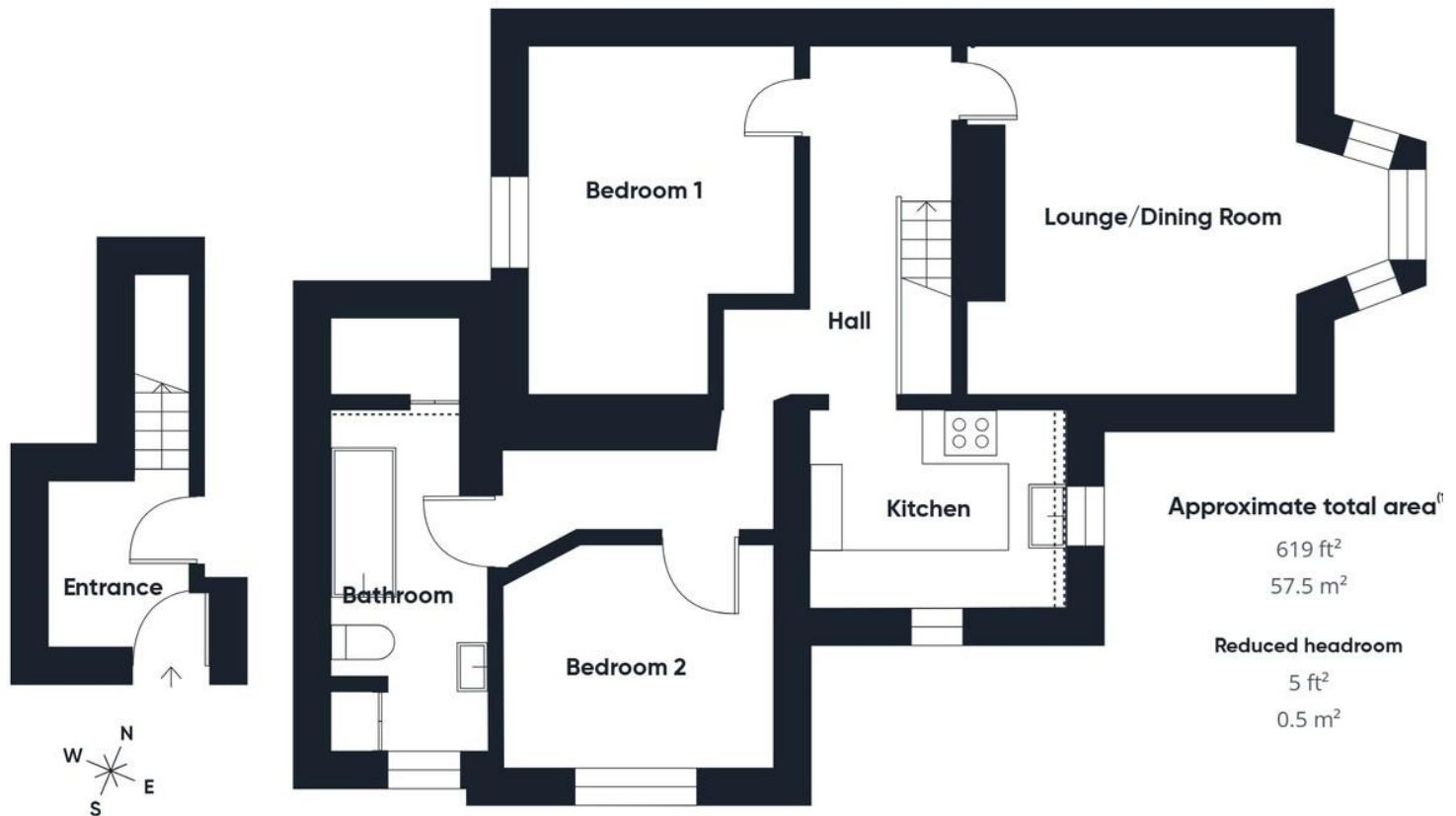


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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