



COLWILLS
the property professionals



1 Pen Morvah, Bramble Hill

Bude, Cornwall, EX23 8GW

- Ground floor McCarthy & Stone apartment for the over 60's
- Convenient location close to Bude town center
- Lounge/dining room with patio doors and modern kitchen
- One bedroom with a fitted walk-in wardrobe and modern shower room
- Use of communal Gardens

£195,000





1 Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW

Pen Morvah is an exciting modern McCarthy and Stone development constructed in 2018 and offers independent living for the over 60's with the peace of mind of day to day support from a house manager and emergency 24 hour careline system. There are a range of shops, supermarkets, a post office, coffee shops and doctors surgery which are accessible by foot or bus.

This well presented ground floor apartment benefits from a allocated parking space and briefly comprises; an entrance hall, lounge/dining room with patio doors, kitchen, one bedroom with a walk in fitted wardrobe and modern shower room.

Outside, allocated parking for one vehicle and well presented communal gardens. Available with no onward chain.

DIRECTIONS

From our office in Queen Street, on foot, turn left and at the end of Queen Street again turn left. Walk up against the one way system and take the first right into Broadclose Hill and first right into Bramble Hill. The property will be found a short distance on the right-hand side.

COMMUNAL ENTRANCE RECEPTION Entering via a communal entrance door with intercom. Lift and stairs to the second floor.

ENTRANCE HALL 7' 3" x 5' 8" (2.21m x 1.73m) Telephone door entry system both visual via the home-owners television and audio which also incorporates panic button. Door to utility cupboard housing the electric boiler, Vent-Axia ventilation system and Bosch washer/dryer. Doors serve the following rooms:-

LOUNGE DINING ROOM 17' 8" x 10' 6" (5.38m x 3.2m) A bright and spacious room, UPVC double glazed door and window to rear elevation opening out to the small courtyard garden laid to patio. Wall mounted electric radiator, television/satellite,telephone point. Door to:-

Fitted with a range of matching wall and base units with a fitted worksurface over and matching upstand, inset stainless steel sink with side drainer and mixer tap over, inset hob with glass splashback and extractor hood over, integrated electric oven and fridge/freezer. UPVC double glazed window to the rear elevation.

BEDROOM ONE 10' 9 average" x 9' 8" (3.28m x 2.95m) A double bedroom with a UPVC double glazed window the rear elevation

with views to the rear gardens, television point and Dimplex electric heater. Door to walk-in wardrobe with fitted units with hanging rails, drawers and shelving.

SHOWER ROOM 7' 3" x 6' 1" (2.21m x 1.85m) Large walk-in shower with soak head shower and separate hand attachment, vanity unit with inset wash hand basin with wall mounted mirror, toilet bowl with concealed cistern, wall mounted electric towel rail and no slip floor.

GUEST SUITE Ensuite guest room available for the use of residents family and friends for a small charge of £25 per night.

OUTSIDE Allocated parking space for one vehicle. 1 Pen Morvah enjoys use of communal gardens to the front and rear of Pen Morvah with patio seating areas and scooter store with charging points.

COUNCIL TAX Band B

SERVICES Mains electricity, water and drainage.

TENURE Leasehold, remainder of a 999 year lease which commenced in 2018. Service charge £3,422.69 per annum, or you can pay this monthly for £285.22. Ground Rent - £495 which is paid twice a year



COLWILLS
the property professionals

THE PROPERTY MISDESCRIPTIONS ACT 1991: 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcr.co.uk			

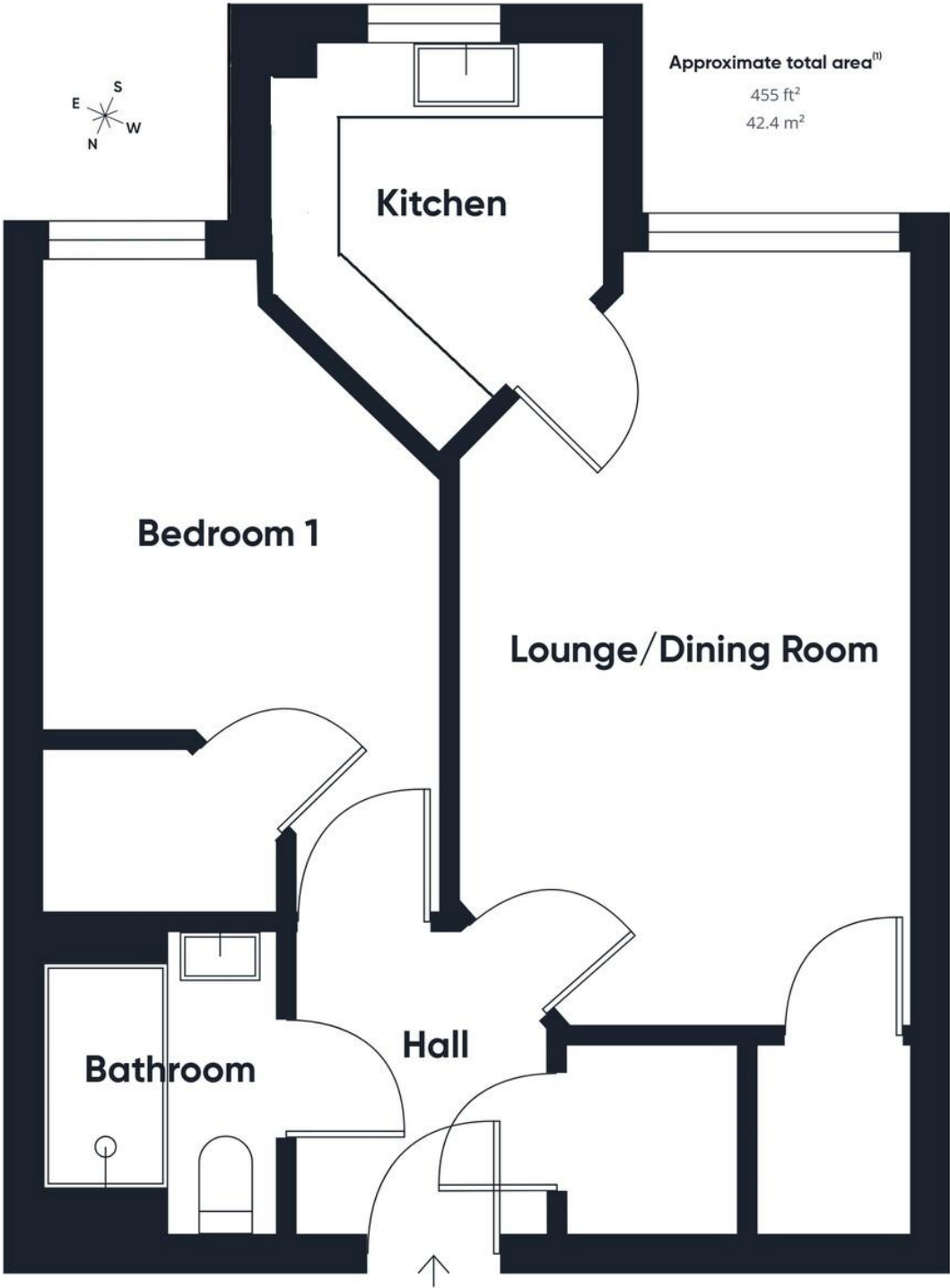


32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk



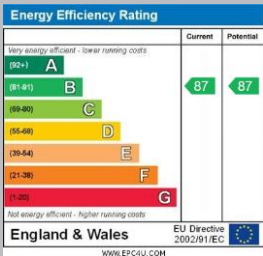
1 Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW



COLWILLS
the property professionals

THE PROPERTY MISDESCRIPTIONS ACT 1991: 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



32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

