



Flat 3, 7 Breakwater Road

Bude, Cornwall, EX23 8LQ

Price £325,000

- Charming first-floor apartment
- Superbly positioned, 180 yards from the Sea lock and Summerleaze beach
- Open plan split level kitchen/living/dining room with conservatory
- Two bedrooms and a bathroom
- Generous gardens and allocated parking. No onward chain



The property professionals



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Flat 3, 7 Breakwater Road offers a rare and exciting opportunity to own a charming first-floor apartment in one of Bude's most desirable coastal settings. Discreetly positioned to the rear of this traditional property, the apartment offers a peaceful retreat while remaining perfectly placed to enjoy everything the town has to offer. Just a short stroll from the doorstep you'll find Bude's beautiful beaches, the town centre, the library, an array of excellent restaurants, and the renowned Falcon Hotel – creating an enviable lifestyle in the heart of this vibrant seaside town.

While the property would benefit from some basic updating, it offers fantastic potential to create a wonderful coastal home or holiday retreat. The property offers an entrance hall, open plan split level kitchen/living/dining room with conservatory to the side, two bedrooms and a bathroom.

Outside there is a generous garden laid to lawn and allocated parking.

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. Radiator. Doors serve the following rooms:-

LOUNGE DINING ROOM

15' 4" x 9' 7" (4.67m x 2.92m) A bright and spacious triple aspect South facing multi zone room with wooden framed double glazed windows offering views over the gardens. Beams to ceiling, fireplace with slate hearth and gas fire, television point and two radiators.

KITCHEN

12' 00" x 6' 5" (3.66m x 1.96m) The kitchen is finished 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 Worcester gas fired boiler.

CONSERVATORY

7' 8" x 6' 3" (2.34m x 1.91m) UPVC double glazed windows and matching door overlooking and leading out to the gardens.

BEDROOM ONE

12' 2" x 9' 10" (3.71m x 3m) A bright and spacious principal double bedroom with wooden framed glazed window to the side elevation. Storage recess and radiator.

BEDROOM TWO

11' 11" x 8' 1 max' 4' 6 min" (3.63m x 2.54m) Wooden framed window to the side elevation. Two useful storage cupboards, airing cupboard housing the factory light water cylinder with immersion heater. Radiator.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m) Wooden framed obscure glazed window to the side elevation, panel enclosed bath with electric shower, pedestal wash hand basin, push button low flush WC and radiator.

OUTSIDE

The garden is laid mainly to lawn with a selection of shrubs. There is also 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

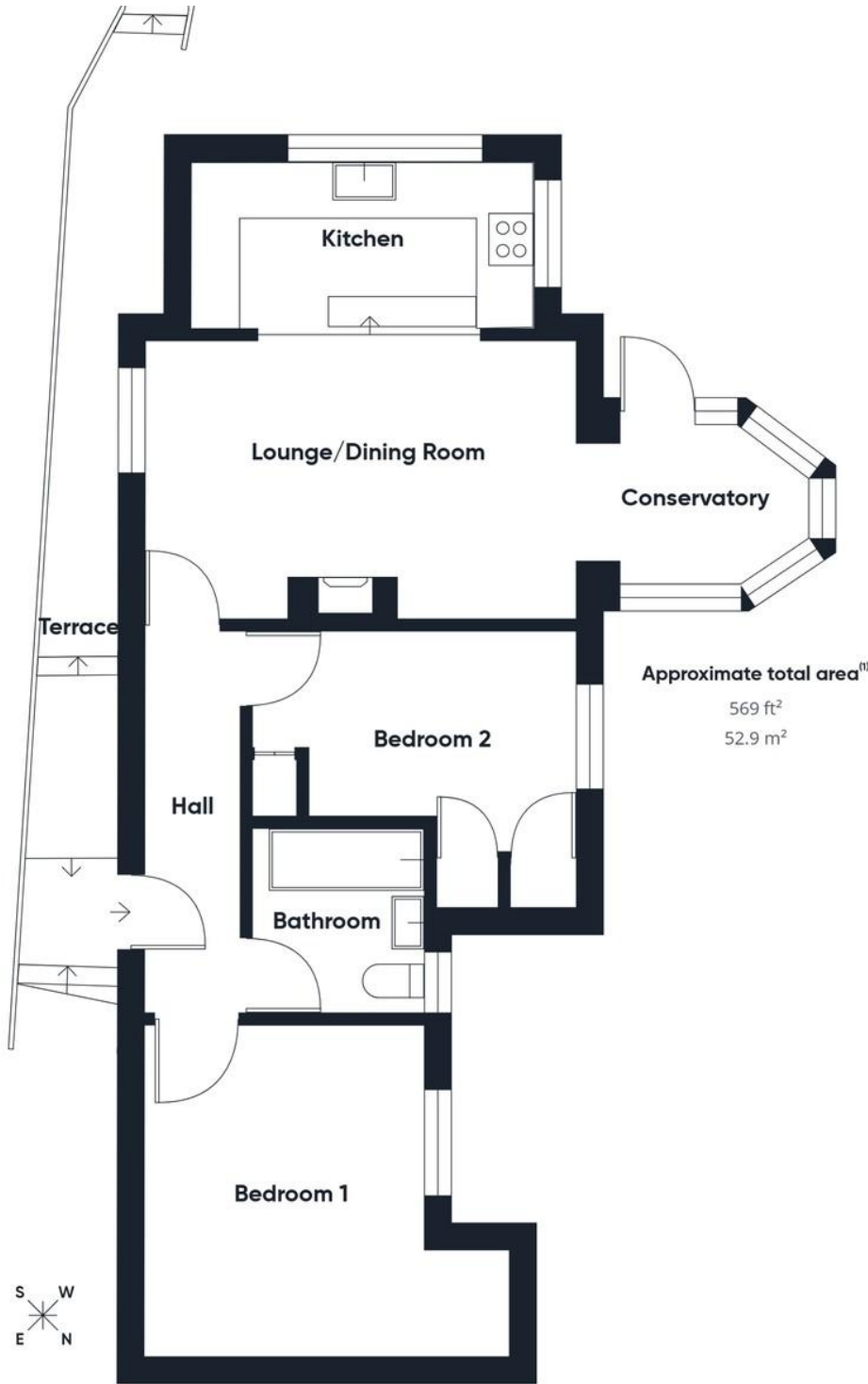


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	64	70
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
Not energy efficient - higher running costs		
G		

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