



COLWILLS
the property professionals



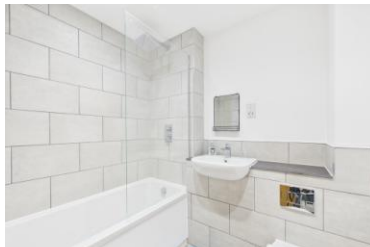
Flat 4, Lansdown Road

Bude, Cornwall, EX23 8BN

- Third floor apartment
- Town centre location, walking distance to shops and beaches
- Open plan living/kitchen/dining room with balcony
- Two double bedrooms both with ensuite and a separate WC
- Intercom entrance system and lift to all floors

£260,000





Flat 4, Lansdown Road, Bude, Cornwall, EX23 8BN

Situated in the most central position, Flat 4 enjoys immediate access into the Town, with shops less than a few hundred yards away. Summerleaze Beach, Bude Canal and Bude Golf Course are also within minutes from your front door.

The accommodation comprises; a triple aspect open plan living/kitchen/dining room with integrated appliances and engineered oak floor. Double doors open to the balcony over looking the golf course and roof top views. Two double ensuite bedrooms and a separate WC.

The flats position, a former bus depot and cinema, enables residents to enjoy convenient central living and is ideal for those looking to be less car dependent. Whether it's a main residence you're looking for or a second home to enjoy all that Bude has to offer.

DIRECTIONS

Leaving our office on foot in Queen Street turn left and head down to the end Queen Street. Turn left into Lansdown Road and head up the road and around into Burn View. The property is located on the left-hand side.

COMMUNAL ENTRANCE Intercom entrance system with self closing door to stairwell and lift access.

ENTRANCE HALL Entering the property via an oak door into the inner hallway with doors serving the following rooms.

OPEN PLAN LIVING/KITCHEN/DINER 28' 0 (Max)" x 13' 8" (8.53m x 4.17m) A triple aspect living space with views over the town centre towards the clifftops and double doors opening on to the balcony. The kitchen is fitted with matching grey wall and base units with contrasting white work surface. Built in appliances include, washing machine, dishwasher, electric oven and hob with extractor over, fridge and freezer. Cupboard housing the gas fired central heating boiler.

BEDROOM ONE 13' 3" x 10' 1" (4.04m x 3.07m) A double bedroom with UPVC double glazed window to the rear elevation overlooking the roof tops of the town centre towards the clifftops and coastline. Radiator and built wardrobes.

ENSUITE 6' 10" x 5' 6" (2.08m x 1.68m) Fitted with a panel enclosed bath with glass shower screen, mains fed shower with large soak head and chrome controls, low flush WC with enclosed cistern, basin with chrome mixer tap, chrome towel rail, inset spotlights and extractor fan.

BEDROOM TWO 10' 3" x 9' 3" (3.12m x 2.82m) Another double bedroom with UPVC double glazed window to the front elevation looking over the golf course. Radiator.

ENSUITE SHOWER 6' 9" x 3' 11" (2.06m x 1.19m) Low level walk in shower enclosure with mains fed shower, wall mounted basin with vanity unit and tile splash back, low flush WC with enclosed cistern, chrome heated towel rail, inset spotlights and extractor.

WC 4' 7" x 3' 2" (1.4m x 0.97m) Low flush WC with enclosed cistern and shelving above, wall mounted WC with chrome mixer tap and tile splashback, chrome heated towel rail, inset spotlights and extractor.

SERVICE CHARGE £80 pcm to cover communal lighting, electrics and fire alarm system.

SERVICES All mains services are connected.

TENURE Leasehold remainder of a 999 year lease.

COUNCIL TAX Cornwall Council tax band A



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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
	A (82+)		
	B (81-81)		
	C (69-80)		
	D (65-68)		
	E (59-64)		
	F (51-58)		
	G (1-50)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc.co.uk			



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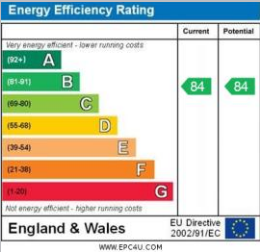
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