



## 12 Summerleaze Crescent

Bude, Cornwall, EX23 8HH

Price £235,000

- Spacious ground floor apartment, with views over the town and clifftops beyond
- Walking distance Bude town centre and Summerleaze beach
- Living room with bay window, kitchen breakfast room
- Double bedroom and bathroom
- Allocated off road parking. No onward chain



*The property professionals*



# 12 Summerleaze Crescent, Bude, Cornwall, EX23 8HH

A ground floor flat situated in an extremely popular area, being only a few hundred yards from Summerleaze beach. The location is popular with both owner occupiers and second home owners due to its convenient location and easy access into the town, shops, schools and amenities.

The accommodation is offered in excellent condition, and comprises communal entrance porch with door to private entrance hall, living room with bay window, kitchen/breakfast room, one bedroom and a bathroom.

## Directions

From the centre of town proceed up Belle Vue and pass the Post Office. Take the next turning on the left into Summerleaze Crescent and the property will be located a short distance along on the right-hand side.

## COMMUNAL ENTRANCE

Entering via a wooden door to the communal entrance. Private entrance door leads to:-

## INNER HALLWAY

## LIVING ROOM

**18' 2" x 16' 4" (5.54m x 4.98m)** A bright and spacious reception room with a UPVC double-glazed walk-in bay window to the front elevation overlooking Bude town and the cliffs beyond, picture rail, feature fireplace and wall mounted radiator.

## BEDROOM

**17' 3 (reducing to 16') " x 11' 9" (5.26m x 3.58m)** A spacious double bedroom with radiator, UPVC double glazed window to the rear elevation overlooking the rear courtyard.

## SHOWER ROOM

**8' 2" x 6' 0" (2.49m x 1.83m)** UPVC obscure double-glazed window to the side elevation. Panel enclosed bath with shower over, wall mounted wash hand basin, WC and radiator with chrome towel rail.

## KITCHEN

**17' 2" x 13' 1" (5.23m x 3.99m)** UPVC double glazed window and door to the side elevation, opening to the courtyard. The kitchen is fitted with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, integrated single electric oven, 'Metro' style high gloss white tiled splash back and space for Range cooker.

## AIRING CUPBOARD

**3' 1" x 2' 8" (0.94m x 0.81m)** Housing the gas fired central heating boiler, space and plumbing for washing machine and window to the rear elevation.

## OUTSIDE

To the front of the apartment is one allocated, off-road parking space and space for alfresco dining, from which you can view the sea in Summerleaze Bay. To the rear there is a small private courtyard which can also be accessed from the side gate.

## COUNCIL TAX

Band B

## SERVICES

All mains services are connected.

## TENURE

Leasehold with 135 years remaining



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 no 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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## Ground Floor

Approx. 86.0 sq. metres (926.1 sq. feet)



Total area: approx. 86.0 sq. metres (926.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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