

## 8 Strand Court

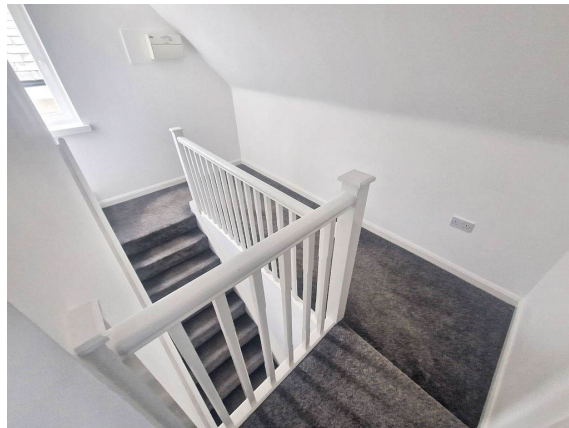
The Strand, Bude, Cornwall, EX23 8FH

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## 8 Strand Court

The Strand, Bude, Cornwall, EX23 8FH











Asking Price **£200,000** Leasehold



EPC Rating **C**

Council Tax Band **B**

### Key Features

-  Very well presented 2 bed maisonette
-  Tucked away Town Centre Location
-  Close to the Beach!
-  Private residents underground parking
-  Use of beautifully maintained gardens
-  Gas central heating and uPVC d/g windows
-  Service charge includes water rates
-  Letting potential of £1,150 pcm
-  Would appeal to first time buyers
-  Perfect holiday let or family home

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## Communal Entrance

A light and airy, well maintained communal entrance, with stairs leading to the first floor and entrance to No 8.

## First Floor

### Entrance Hall

With stairs to second floor and door to:

### Kitchen 2.77m x 1.72m

Cream shaker wall and base units with roll edge black laminate work surface over. Built in electric oven, hob and extractor hood, with space for under counter fridge and washing machine. Stainless steel sink unit and mixer tap, white tiled splash back, wall mounted gas combi boiler and vinyl flooring. Window to front elevation.

### Living Room 3.44m x 3.38m

A dual aspect room, enjoying views over the River Neet. Radiator, carpet and TV point.

### Bedroom One 4.59m x 2.45m

A good sized double room with views over the River Neet. Radiator, carpet and BT point.

### Bathroom 1.86m x 1.70m

Comprising white low level WC, pedestal wash hand basin and bath with mixer shower over. Grey vinyl flooring, white tiled walls, chrome heated towel rail, ceiling bulk head light and extractor fan.

## Second Floor

## Landing

Large light and airy carpeted landing, uPVC white window, consumer unit, useful plug socket and door to:

### Bedroom Two 4.94m x 4.59m (L Shaped)

Large front aspect double room with velux window enjoying views over the River Neet and glimpses of the sea beyond. Grey carpet, radiator.

### Bedroom Three 3.87m x 2.07m

Another front aspect room with velux window and lovely views. Grey carpet, radiator.

### Bathroom 1.96m x 1.71m

White suite comprising low level WC, pedestal wash hand basin with chrome mixer tap, bath, part tiled walls, chrome heated towel rail and grey tiled floor.

## Outside

Underground residents parking with electric key fob entry providing parking for one car. Use of immaculately maintained gardens and seating areas. Communal refuse/recycling area with bins provided and refuse service.

## Services

Mains water, electricity and gas

## Tenure

A new 999 year lease will be granted upon sale, with no ground rent payable. Annual service charge of £1,600 includes water rates – 1<sup>st</sup> year included!

**Asking Price £200,000** Leasehold

## Overview

### 1<sup>ST</sup> YEAR SERVICE CHARGE INCLUDED!

Available for sale is this very well presented, 3 bed, 2 bathroom maisonette overlooking the River Neet in the coastal Town of Bude.

The property boasts a quiet, tucked away Town Centre location, within a very short walk of Bude's award winning, Blue Flag beaches. As a resident, you will also have exclusive access to the fully maintained gardens and residents' garage where you can securely park your vehicle with electric garage door and key fob for your convenience.

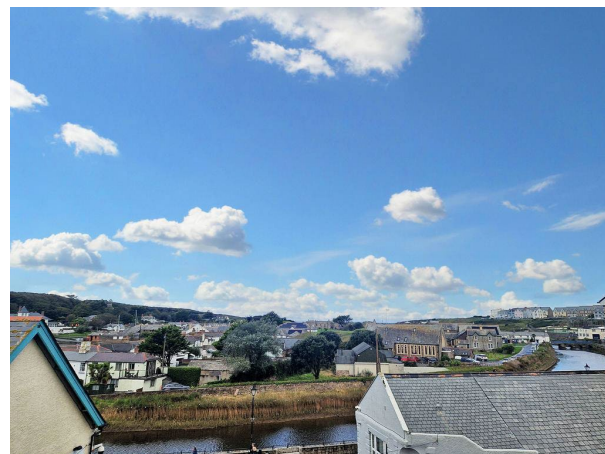
Appealing to both families and investment purchasers alike, this attractively priced property will make a fantastic family home, holiday let or equally suitable as a long term let, with a projected rental income of £1,150pcm, generating a very attractive yield.

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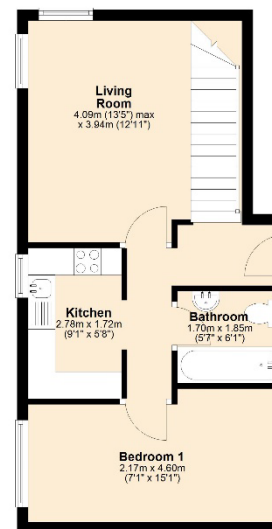
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Asking Price £200,000 Leasehold



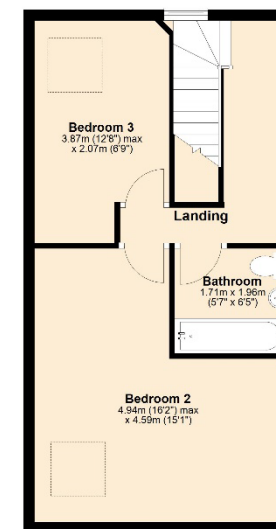
### First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



### Second Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 sq. feet)