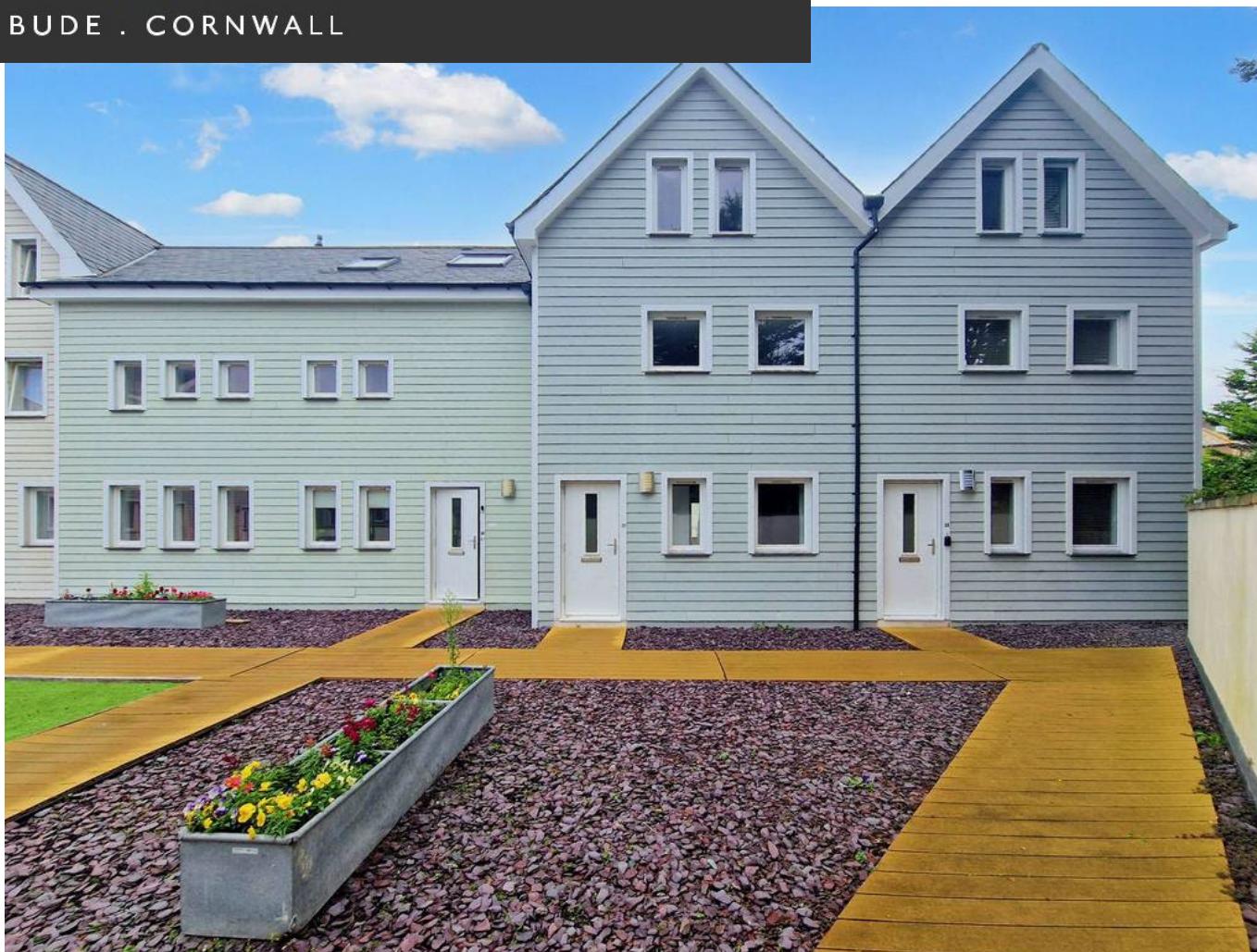


Asking Price £260,000 Leasehold



## 22 Strand Court

The Strand, Bude, Cornwall, EX23 8FH

[www.trace-property.co.uk](http://www.trace-property.co.uk)

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### Key Features

- Very well presented 4 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 £1,450pcm
- Perfect holiday let!
- Would appeal to families and investment purchasers alike.

EPC Rating **C**  
Council Tax Band **C**

## 22 Strand Court

The Strand, Bude, Cornwall, EX23 8FH

### Entrance Hall

Stairs to the first floor and door to:

#### Open plan kitchen/Living/Dining Room 7.65m x 3.94m (25ft 1in x 12ft 11in) max

A large, light and airy, open plan dual aspect room with window to the front and French doors to the private rear decked area, perfect for al fresco dining. Fitted cream shaker wall and base units, tiled splashback and black roll edge work surface. New built in electric oven, gas hob and extractor hood over. Stainless steel sink unit with mixer tap, space for washing machine and upright fridge freezer. Wall mounted gas combi boiler

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#### WC 2.31m x 0.84m (7ft 6in x 2ft 9in)

WC and white pedestal wash hand basin. Tiled floor.

### FIRST FLOOR

#### Bedroom Four 4.27m x 2.50m (14ft x 8ft 2in)

Rear aspect double room with uPVC double glazed window, TV point and radiator.

#### Bedroom Three 4.29m x 3.19m (14ft x 10ft 5in)

Front aspect room with two uPVC double glazed windows, built in wardrobe, TV point and radiator.

#### Bathroom 2.90m x 1.35m (9ft 6in x 4ft 5in)

Pedestal wash hand basin, corner bath, WC and tiled floor.

### SECOND FLOOR

#### Bedroom Two 4.27m x 2.24m (14ft x 7ft 4in)

Front aspect double room with uPVC double glazed windows, TV point and radiator.

#### Bedroom One 4.27m x 3.40m (14ft x 11ft 1in)

Rear aspect room, with built in wardrobe, uPVC double glazed windows, TV point and radiator.

#### Bathroom 2.90m x 1.35m (9ft 6in x 4ft 5in)

Pedestal wash hand basin, corner bath, WC and tiled floor.

### Outside

### Services

Mains electricity, water and gas.

### Tenure

A new 999 year lease will be granted upon sale, with no ground rent payable. Annual service charge of £2,400 includes water rates.

**Asking Price £260,000** Leasehold

### Overview

\* 1ST YEARS SERVICE CHARGE INCLUDED! \*

\*STAMP DUTY PAID (NOT INCLUDING SECOND HOME SDLT)\*

This immaculately presented, spacious 4 double bed property, located in the heart of Bude, is now available for sale. With 2 bathrooms, this spacious property offers the perfect blend of comfort and convenience for you and your family.

Situated on The Strand, this property boasts a prime town centre location, ensuring you have everything you need right at your doorstep and is just a stone's throw away from the Beach.

As a resident, you'll have exclusive access to the fully maintained garden area's.

Parking worries will be a thing of the past with the residents' garage at your disposal. With a convenient key fob for the electric door, you can securely park your vehicle and have peace of mind knowing it's safe and protected. Say goodbye to the hassle of searching for parking spaces and enjoy the convenience this feature offers.

The property will appeal to both families and investment purchasers alike, making a fantastic holiday let or equally suitable as a long term let, having previously achieved £1,450pcm, generating a very attractive yield.

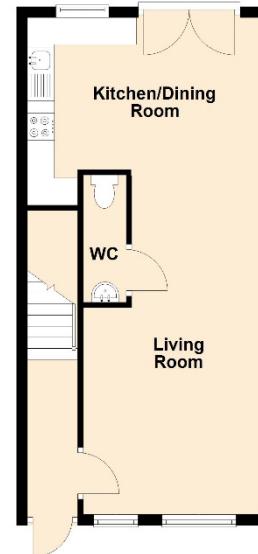
# 22 Strand Court

The Strand, Bude, Cornwall, EX23 8FH

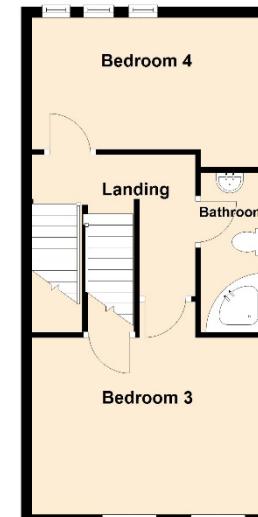
Asking Price £260,000 Leasehold



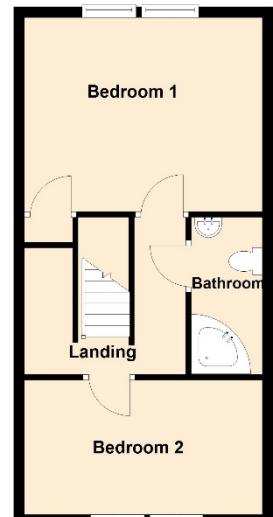
**Ground Floor**  
Approx. 39.8 sq. metres (428.6 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.6 sq. feet)



**Second Floor**  
Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 120.2 sq. metres (1293.6 sq. feet)