COLWILLS

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26 Hawkers Court

Bude, Cornwall, EX23 8SX

- Well presented, two bedroom second floor apartment
- Only 300 yards from Crooklets beach and a short walk to the town centre
- Open plan living room and fully integrated kitchen
- Two bedrooms and a family bathroom
- Ideal main residence or second home with established letting history

£229,950






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A stylish and well-appointed second-floor apartment set within a highly sought-after development in the desirable Flexbury area, just 300 yards from Crooklets Beach and within easy walking distance of Bude town centre.

Beautifully presented throughout, the property benefits from underfloor heating and offers bright, modern accommodation comprising an open plan kitchen, living and dining area with sliding doors that enjoy attractive rooftop views towards Flexbury and the golf course. There are two bedrooms and a bathroom.

Externally, the apartment benefits from an allocated parking space for one vehicle.

DIRECTIONS
From the centre of Town proceed up Belle Vue and then descend down the hill past Sainsburys and follow this road down and around, take the left into Maer Down Road where the Hawkers Court Development will be located directly in front of you and the property will be located a short distance along on the left hand side.

ENTRANCE LOBBY Communal entrance lobby with stairs ascending to the second floor.

ENTRANCE HALL Entering the property into the entrance hall with feature curved glass brick wall, underfloor heating, built in cupboard which houses the Worcester gas fired Combi boiler. Loft hatch access. Doors serving the following rooms:-

OPEN PLAN LIVING/KITCHEN/DINING ROOM

LOUNGE DINING ROOM 13' 4" x 13' 2" (4.06m x 4.01m) UPVC double glaze sliding door to front elevation with Juliet balcony offering roof top views towards Flexbury and Bude golf course. Feature glass brick window to the side elevation, feature internal glass brick wall, television point and underfloor heating.

KITCHEN 8' 5" x 7' 3" (2.57m x 2.21m) Velux window and feature glass brick window to the front elevation, inset lighting and underfloor heating.

The kitchen is finished with a range of matching white high gloss wall and base units with contrasting fitted worksurface with matching splashback, inset stainless steel sink and drainer with mixer tap. Inset four ring gas hob with pull out extractor, integrated appliances comprise of electric double oven, fridge freezer, slimline dishwasher and washing machine.

BEDROOM ONE 12' 3" x 9' 8" (3.73m x 2.95m) A spacious principal double bedroom with Velux window and feature glass brick window to the rear elevation. Built in double wardrobe and underfloor heating.

BEDROOM TWO 9' 8" x 7' 4" (2.95m x 2.24m) A twin room with Velux window and feature glass brick window to the rear elevation. Underfloor heating.

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m) Panel enclosed shower bath with mains fed soak head shower with separate hand attachment, pedestal wash and basin, pushbutton low flush WC and a chrome wall mounted heated towel rail.

OUTSIDE Allocated parking for one vehicle.

COUNCIL TAX TBC

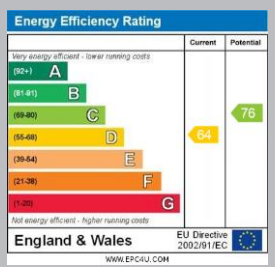
SERVICES All mains services are connected

TENURE Leasehold remainder of 999 year lease with a share of freehold. Lease commenced 18th April 2008.
Maintenance charge of £2,206 covers buildings insurance, cleaning and maintenance of all common areas including the outdoor space.

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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



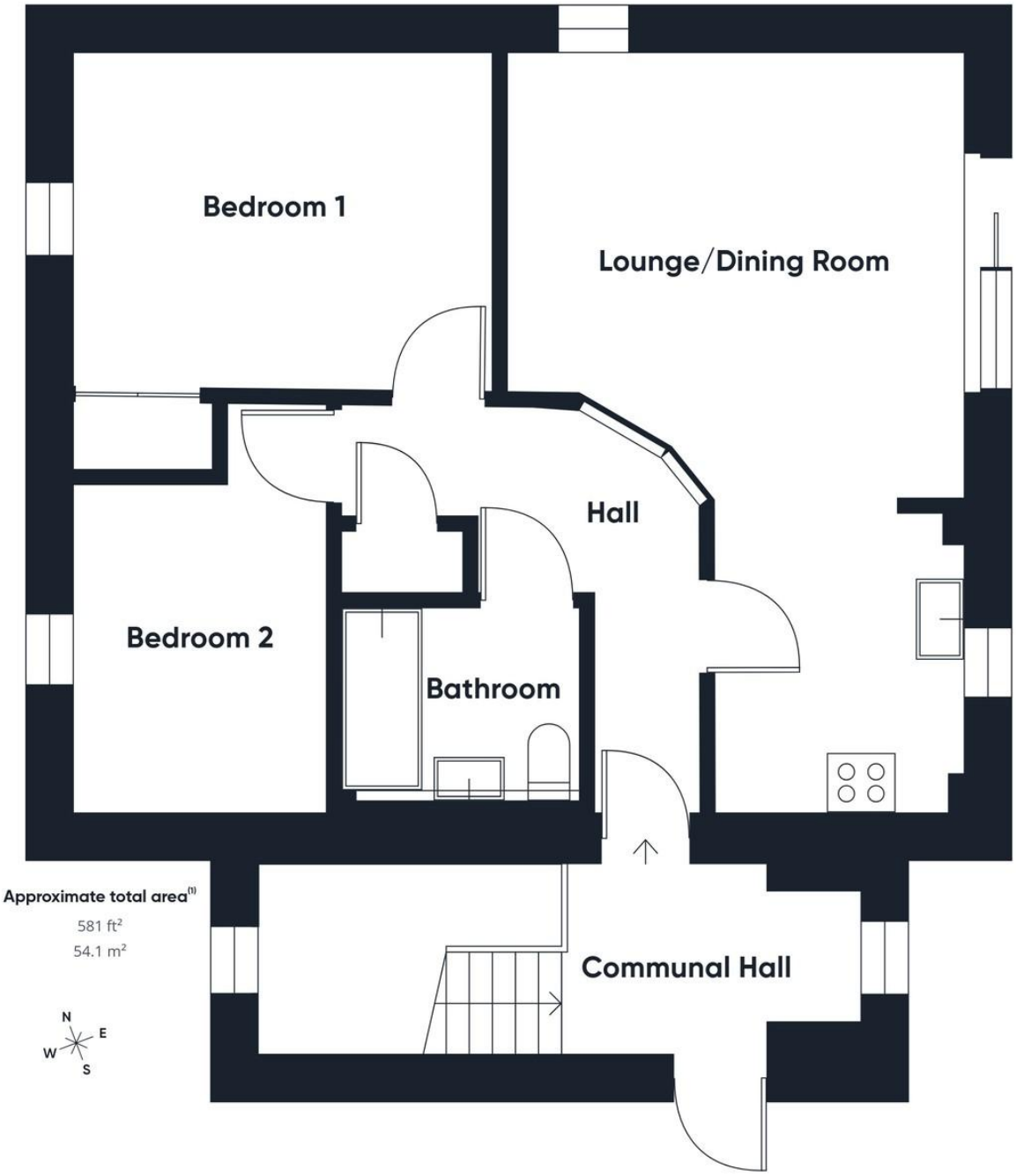


32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

The Property Ombudsman

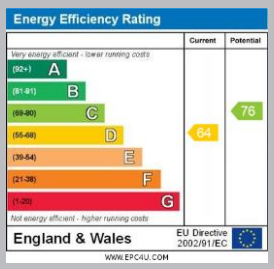
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BRITISH PROPERTY AWARDS
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