

Flat 12 Pentyre Court

Vicarage Court, Bude, Cornwall, EX23 8JQ

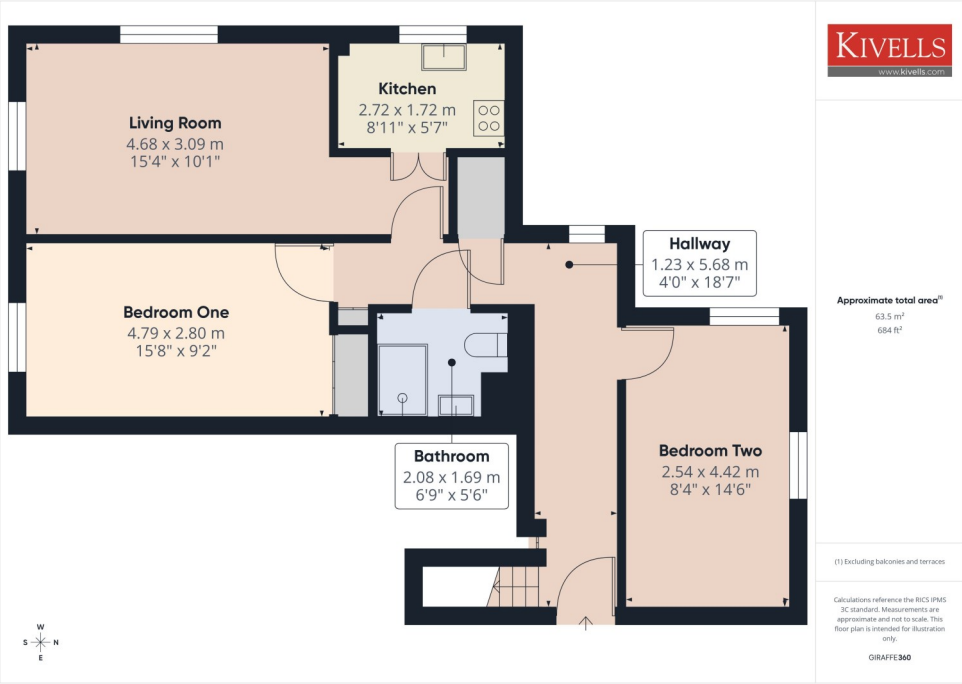
KIVELLS

Flat 12 Pentyre Court

Vicarage Road, Bude, Cornwall, EX23 8JQ

£170,000 Guide Price

- Spacious two-bedroom first floor apartment
- Located within a professionally managed, purpose-built retirement development
- Emergency call system linked to the House Manager and Careline UK
- Accessible via both lift and stairs to all floors
- Fantastic location within walking distance of the beach and town centre amenities
- Offered for sale with no onward chain
- EPC Rating: C



Situation

Pentyre Court enjoys a prime position on Vicarage Road, a highly regarded residential area within easy walking distance of Bude town centre and its wide range of social, commercial and shopping amenities.

Bude offers an excellent selection of leisure and recreational facilities, including a swimming pool, all-weather floodlit tennis courts, and an 18-hole golf course. Morrisons supermarket is situated on the outskirts of the town, while the nearby A39 Atlantic Highway provides excellent transport links north towards Bideford and Barnstaple, and south further into Cornwall.

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Accommodation

ENTRANCE
Entrance door leading into:

HALLWAY
Window to the front elevation. Useful storage cupboard, fitted carpet and radiator.

KITCHEN
Fitted with a range of eye and base-level units with work surfaces over and inset stainless steel sink. Integrated electric hob with extractor hood above and eye-level oven. Space for a washing machine along with under-counter fridge and freezer. Window to the front elevation and laminate flooring.

LIVING ROOM
A bright dual aspect reception room with windows to the front and side elevations, offering space for both lounge and dining furniture. Fitted carpet and radiator.

BEDROOM ONE
A spacious double bedroom with window to the side elevation. Built-in wardrobes and ample space for additional bedroom furniture. Fitted carpet and radiator.

BEDROOM TWO
Dual aspect room with windows to the front and side elevations. Fitted cupboards and space for a range of bedroom furniture. Fitted carpet and radiator.

BATHROOM
Comprising a three-piece suite including WC, vanity unit with inset wash hand basin, and shower with glazed screen and aquaboard surround. Laminate flooring and wall-mounted fan heater.

OUTSIDE
Residents have access to attractive and well-maintained communal gardens.

PARKING
The development benefits from private residents' parking, available on a first-come, first-served basis.

AGE RESTRICTION
Occupants must meet the development's age criteria, with a minimum age of 60 for single residents or 55 where a couple occupy the apartment.

AGENTS NOTE
A well-appointed guest suite is available within the development and can be booked for overnight stays, subject to availability.

DIRECTIONS
From our office in Bude, proceed down to The Strand with the river on your right-hand side. At the mini roundabout, turn right following the signs towards Widemouth Bay. Continue along this road and Pentyre Court will be

Description

Pentyre Court is a purpose-built retirement development comprising 26 apartments, constructed by McCarthy & Stone in 2000. Designed for independent retirement living, the development benefits from an on-site House Manager, 24-hour emergency call assistance and secure entry system.

Situated on the first floor with lift access, the apartment offers well-presented accommodation comprising a kitchen, spacious living/dining room, two bedrooms and a bathroom.

Services

Mains water, electricity and drainage.

Tenure

Leasehold.

Service Charges

Ground Rent—TBC

EE Rating - C

Council Tax Band - C

Directions

What3Words – ///jolt.elastic.outlines

Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website **www.kivells.com.**









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