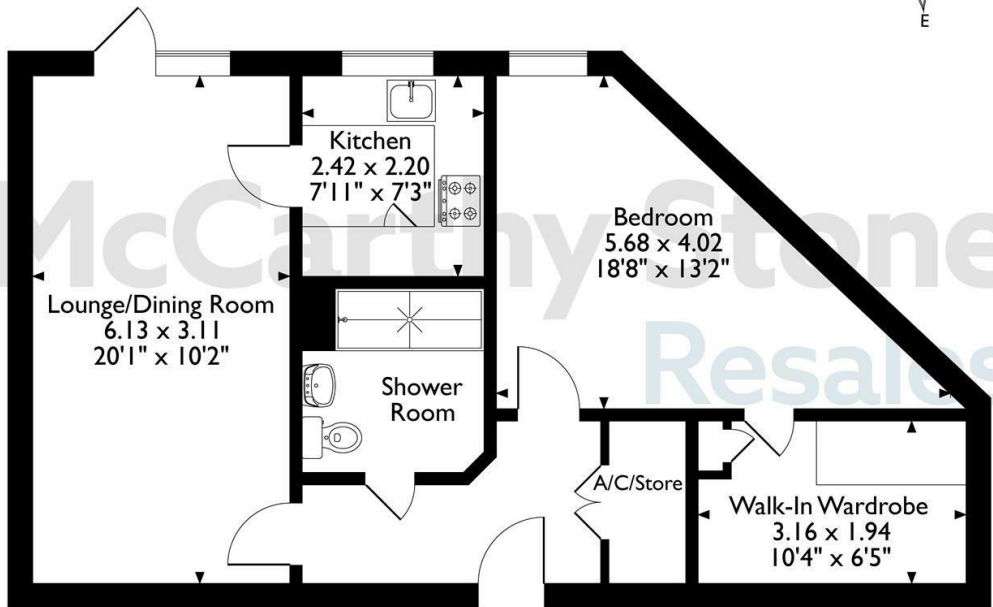
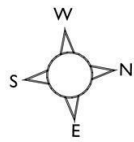


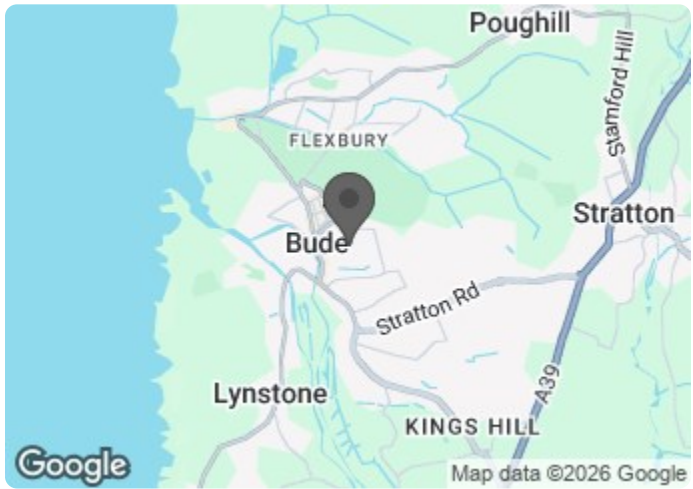
9 Pen Morvah, Bramble Hill, Bude
Approximate Gross Internal Area
61 Sq M/657 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

9 Pen Morvah

Bramble Hill, Bude, EX23 8GW



Asking price £225,000 Leasehold

Located on the ground floor, this one bedroom retirement apartment offers direct access from the living room out on to a pretty patio area and the landscaped communal gardens.

Pet Friendly *Energy Efficient*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW

Pen Morvah
Pen Morvah is a 'Retirement Living' development which was completed by award-winning McCarthy Stone in 2018 to offer a fantastic independent living opportunity for those aged over 60 years.

The development occupies a very convenient position close to Bude town centre and is therefore extremely convenient for all major amenities and bus routes. Living at Pen Morvah provides both homeowners and their families with the peace-of-mind provided by support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and a sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is a scooter store with charging points and particularly lovely landscaped gardens. Additionally, there is also the excellent guest suite, widely used by visiting family and friends for which a small charge per night applies.

The Local Area
Bude is a great location for you to enjoy your retirement, a traditional coastal town with harbour and beautiful beaches in the town and beyond. A close-knit community is retained, yet balanced with a range of events and activities for both locals and tourists alike to enjoy throughout the year. There are a range of shops, supermarkets, a Post Office, coffee shops and doctor's surgery, which are accessible by foot or bus. In or near Bude you will find a range of amenities including boutique shops, supermarkets, cafes and restaurants. There's also health and community services including hospital, doctor's surgery, dentist, pharmacy all in close proximity to the development.

There is plenty to do around the area with fantastic beaches including Bude, Widemouth and the National Trust owned Sandymouth Beach. Festivals including the famous Bude Jazz Festival and St Pirran's Procession. There are historic landmarks nearby including King Arthur's Castle in Tintagel, Hartland Abbey and in the town itself, Bude Castle.

No.9
No.9 is a well presented ground floor apartment with direct access on to a pretty patio area and the landscaped communal gardens from the living room. The well equipped kitchen has integrated appliances, the double bedroom has a walk in wardrobe and the modern shower room has a walk in shower.



Entrance Hall
With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance door. Shallow utility cupboard with Gledhill boiler supplying hot water, Vent Axia heat recovery unit and automatic washer/dryer.

Living Room
A bright and spacious room with a French door opening out to a pretty patio area and the landscaped communal gardens. Electric panel heater, two feature ceiling lights and plug sockets are elevated for ease of use. A feature glazed paneled door leads to the kitchen.

Kitchen
Excellent range of contemporary woodgrain effect wall and base units with contrasting laminate worktops and matching upstands. Incorporating a stainless steel inset sink unit, integrated appliances include hob with stainless steel chimney extractor hood over and modern glass splash-back, waist-level fan-assisted oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Bedroom
A bright room with a double-glazed window and large walk-in wardrobe that has an auto-light, ample hanging space, shelving and a fitted drawer unit. Electric panel heater. Plug sockets are elevated for ease of use.

Shower Room
White suite comprising; walk in shower with both a "raindrop" head and useful hand held attachment, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Extensively tiled walls, fully tiled floor and electric heated towel rail.

Parking
No.9 has the added benefit of it's own parking space.

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of



1 Bed | £225,000

communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,235 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold
Lease: 999 years from 2018
Ground Rent £425 per annum
Ground rent review date: Jan 2033

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

