



Flat 8, Wooder Wharf, New Road, Bideford, EX39 5AA

Price Guide £345,000

- Superb River Views
- Integral Garage & Off-Road Parking
- Open-Plan Living
- Modern Kitchen
- Viewing Recommended
- Well-Planned Accommodation
- Short Level Walk to Town
- Well Maintained Throughout
- Balcony

New Road, Bideford EX39 5AA

Commanding an enviable position on the banks of the River Torridge, this unique 2 bedroom apartment boasts a superb outlook across the estuary. The property offers well-planned accommodation with two double bedrooms, one with ensuite and a family bathroom. The open plan living creates a modern living area to take in the views, other features include a single integral garage and a further allocated parking space, all conveniently located just a short level walk from town.



Council Tax Band: D



COMMUNAL ENTRANCE HALL

Welcomes you into the property and provides access for the four flats.

ENTRANCE HALL

Welcomes you into the home.

LOUNGE

15'10" x 15'1"

Boasting a tremendous view across the River Torridge, this room offers sliding doors out onto the balcony which brings the outside in.

KITCHEN/DINER

18'3" x 9'7"

Fitted with modern hand and eye level units, comprising a sink and drainer unit with window over enjoying a river view. Integrated appliances include a built-in oven and inset gas hob with extractor hood over, dishwasher and fridge. Also benefitting from ample dining space for formal dining.

BEDROOM TWO

10'8" x 8'11"

A good sized double bedroom benefitting from a river view and a built in wardrobe.

BEDROOM ONE

15'7" x 11'3"

A generous sized master bedroom, boasting a river view and two handy built in wardrobes.

ENSUITE

10'1" x 3'9"

Comprising of a shower cubicle, low level WC and wash hand basin with storage below.

BATHROOM

8'10" x 7'1"

Comprising of a bath with handheld attachment, shower cubicle, low level WC and wash hand basin with storage below. Also providing access into the fire exit/cloakroom.

GARAGE

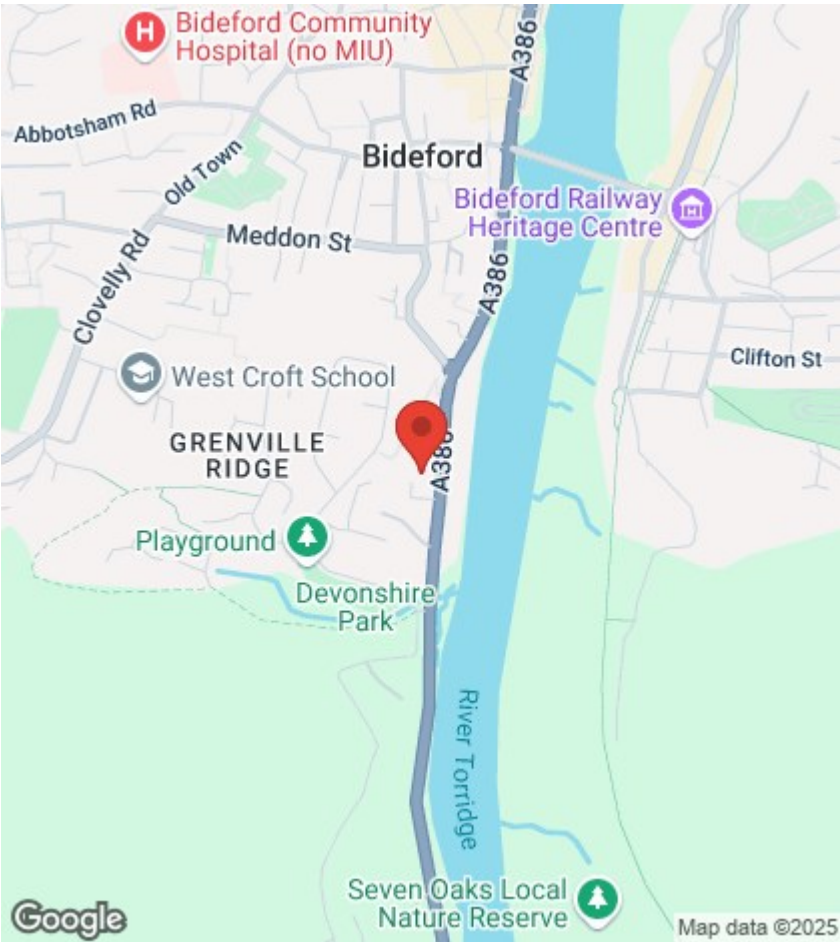
18'1" x 9'5"

A single garage with electric up and over door, benefitting from electricity and power. The current owner houses both their washing machine, tumble dryer and fridge/freezer in the garage.

VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





Directions

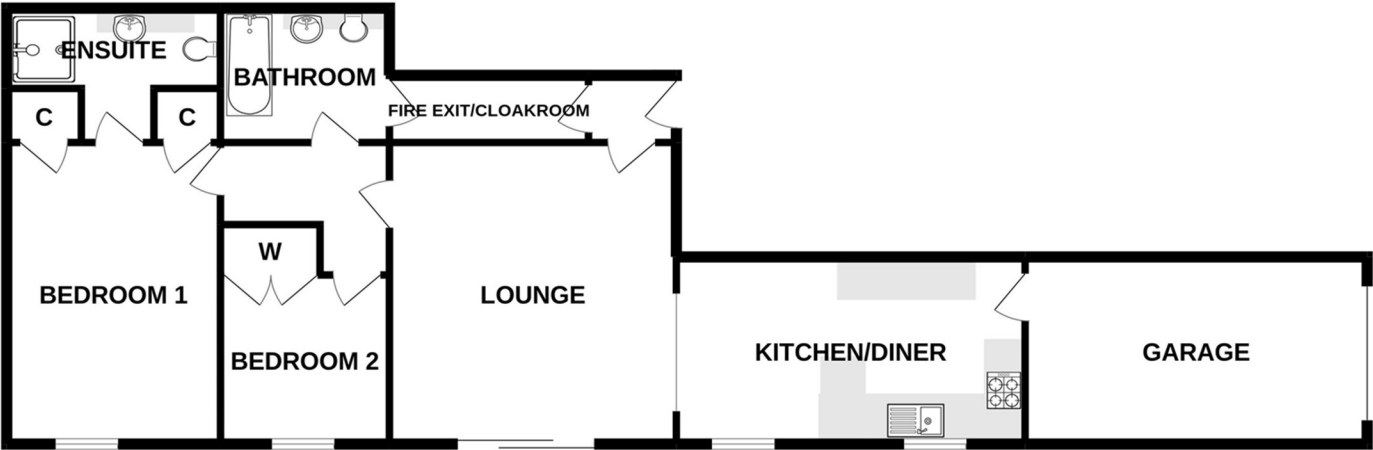
From Bideford Quay proceed South towards Torrington and at the first mini-roundabout continue straight across onto New Road. The property will be found at the end of the road just adjacent to the next roundabout on the left hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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