



1 The Old School Geneva Place, Bideford, EX39 3FU

Price Guide £239,950

- Spacious Duplex Apartment
- Communal Gardens
- Allocated parking for two vehicles
- Secure Gated Premises
- Stunning Open Plan Living
- 3 Double Bedrooms
- Character Features
- MUST SEE!

1 The Old School Geneva Place, Bideford EX39 3FU

Morris and Bott are delighted to present this stunning New York-style apartment, offering a perfect blend of contemporary living and historic character. Boasting a spacious open-plan kitchen and living area, three generous double bedrooms. Situated just a short walk from the town centre and its array of amenities, The Old School has a rich history dating back to 1902, when it was originally built as part of a prestigious boarding school. In 2017, this magnificent building was meticulously converted into 24 unique, luxury apartments, thoughtfully preserving much of its original character while introducing stylish modern touches.



Council Tax Band: B



Ground Floor

Entrance Hall

A warm welcome into the apartment.

Open Plan Living

24'8" x 12'1"

The spacious open-plan design of the reception area evokes a New York-style apartment, blending modern style with a comfortable, homely feel. The contemporary kitchen features a range of matching hand and eye level units with sleek worktops, offering ample storage and a breakfast bar—ideal for casual dining. Throughout the apartment, the hardwood parquet flooring adds a touch of understated luxury, while the high ceilings give a sense of space, filling the home with natural light.

Shower Room

A sleek and modern three-piece suite, featuring a walk-in shower cubicle, a low-level WC, and a hand wash basin and a heated towel rail.

Bedroom One

14'7" x 12'1"

A spacious double bedroom, thoughtfully designed with built-in storage.

First Floor

Bedroom Two

17'1" x 8'5"

A generously sized double bedroom, complete with a walk-in wardrobe and its own ensuite.

Ensuite

Equipped with a contemporary white suite, featuring a bath with shower over, low level WC and hand wash basin.

Bedroom Three/Snug

14'7" x 12'1"

A generously sized double mezzanine bedroom, currently used as a cosy snug area, offering a view that overlooks the open living space below.

Outside

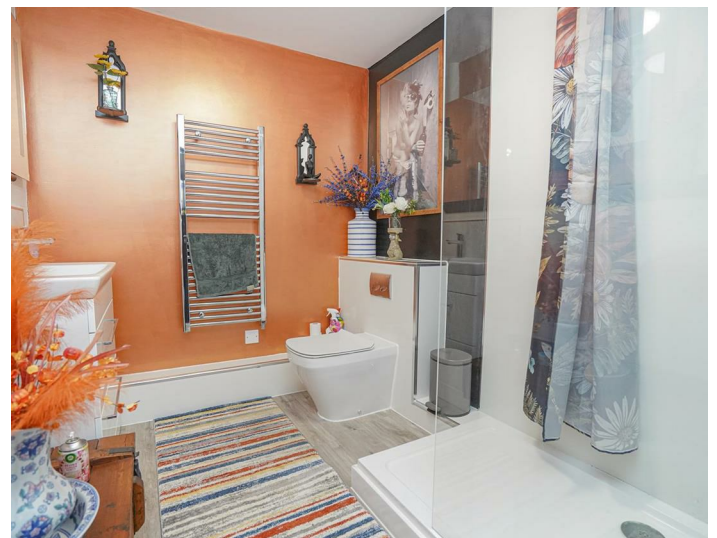
Each apartment is accessed through a private gated entrance, ensuring added security and privacy. Residents can enjoy the generous communal gardens, which feature well-maintained lawn areas and a spacious patio, exclusively for their use.

Services

The property is connected to mains electricity, water, and drainage. It features electric heating throughout. Please note, there is no elevator in the building.

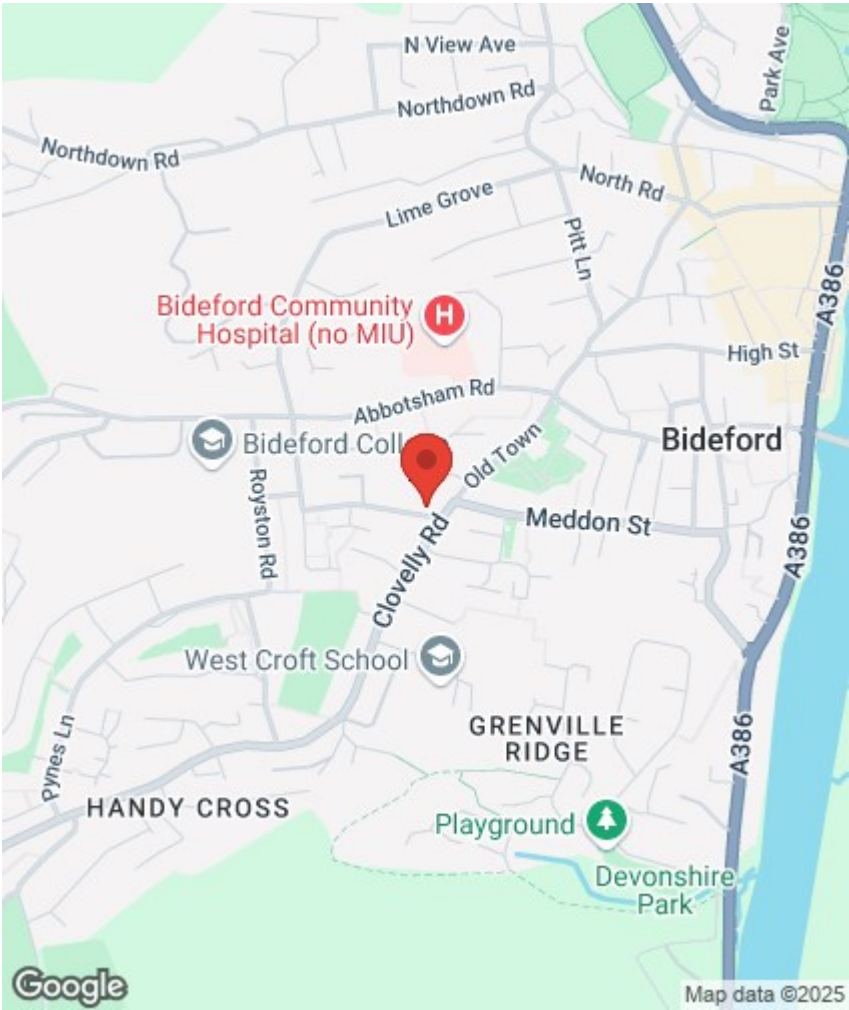
Leasehold

The property comes with the remainder of a 999-year lease. There is an annual service charge of approximately £1,000, which includes a maintenance fee of around £800 and a £200 ground rent charge.



Directions

From our office on Bideford Quay, turn left and head up the High Street. At the junction, turn left and continue past the zebra crossing. Take the first right onto Abbotsham Road, passing the hospital on your right. At the traffic lights, turn left onto Dymond Road and follow it uphill. You'll find The Old School and its entrance gate a short distance along on the left-hand side.



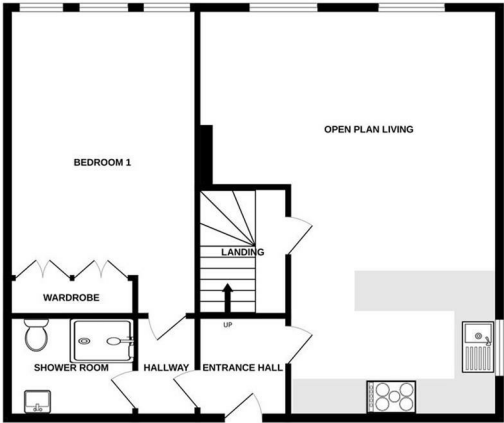
Viewings

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

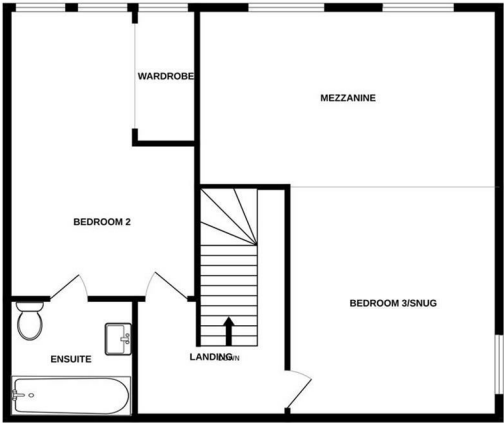
EPC Rating:

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

GROUND FLOOR



1ST FLOOR



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