



## Apartment 4, The Old School Geneva Place, Bideford, EX39 3FU

Asking Price £215,000

- No Onward Chain
- Perfect First Time Home/Bolthole
- Set Within an Iconic Building
- Two Parking Spaces
- Handy Location
- Stylishly Presented Throughout
- Versatile Space
- Secondary Glazing
- Communal Grounds
- Must See



# Apartment 4, The Old School Geneva Place, Bideford

## EX39 3FU

This stylishly presented apartment offers a unique opportunity to reside in an iconic, locally listed building. The apartment boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The welcoming open plan reception space, is perfect for entertaining guests or enjoying quiet evenings at home. The versatile layout of the apartment allows for a variety of living arrangements, catering to your personal needs and preferences.

Residents will appreciate the ease of access to local amenities, shops, and transport links, making daily life both convenient and enjoyable. Furthermore, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. This apartment not only offers a comfortable living space but also the charm and character of a historic building, making it a truly special place to call home.



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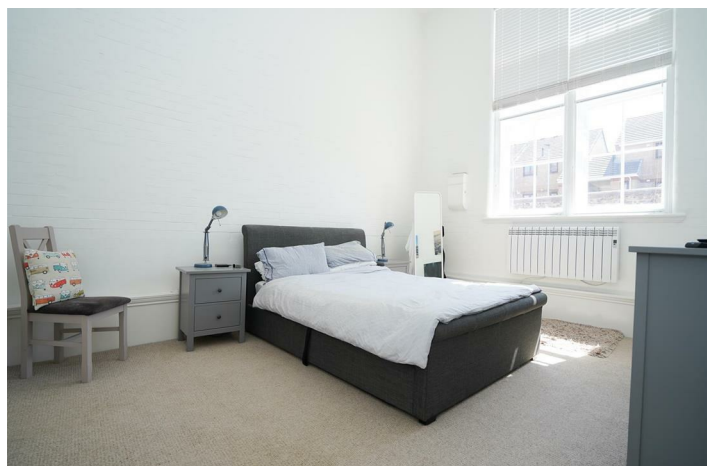


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Council Tax Band: B



### Iconic Building

Originally established in 1902 as an esteemed boarding school for girls and infants, The Old School has undergone a remarkable journey of transformation. Evolving from a grammar school to a college over the decades, it experienced its most dramatic change in 2017, when it was thoughtfully reimaged as an elegant residential development. Now home to 24 distinctive and modern apartments, the building has been expertly and sensitively converted, preserving its historic charm. Original features such as sash windows, soaring ceilings, and painted brickwork remain intact, reflecting a deep respect for the building's heritage. This exceptional renovation is a true tribute to the enduring character, atmosphere, and storied past of The Old School.

### Communal Hallway

A very spacious area with solid door to property front. The Entrance Hall gives access to the private entrance door for Apartment 4.

### Ground Floor

#### Entrance Hallway

Welcomes you into the apartment.

#### Open Plan Living

31'9" x 13'7"

This delightful open plan space is perfect of socialising and the double height ceilings offer a real sense of grandeur, and give a sneak peak into the properties history.

#### Kitchen Area

This well-equipped space has been fitted with a range of matching hand and eye level units complimented by marble effect work surfaces with splashback. Fitted with built-in 4-ring hob with extractor canopy over, built-in oven and microwave. Integrated fridge / freezer, dishwasher and washing machine.

#### Lounge/Diner

This is an idyllic space for kicking back and relaxing. The two large double height windows allow light to flood the room.

#### Bedroom 1

15'6" x 12'1"

Spacious double room with a south facing aspect.

#### Ensuite Shower Room

8'2" x 6'3"

Fitted with a modern white suite comprising a shower, low level WC and wash hand basin

#### Bedroom 2

11'11" x 8'5"

A further well-proportioned double bedroom that also enjoys the south facing aspect. Also benefitting from built in storage.

#### Bathroom

9'3" x 6'2"

Comprising a bath with shower over, low level WC and wash hand basin.

#### First Floor

#### Bedroom 3/Additional Reception

17'4" x 12'11"

A versatile mezzanine room that could be utilised for a variety of purposes. The room is currently utilised as a bedroom, however, would make an equally good second reception space. A handy doorway leads to a communal hallway.

#### Communal Private Gardens

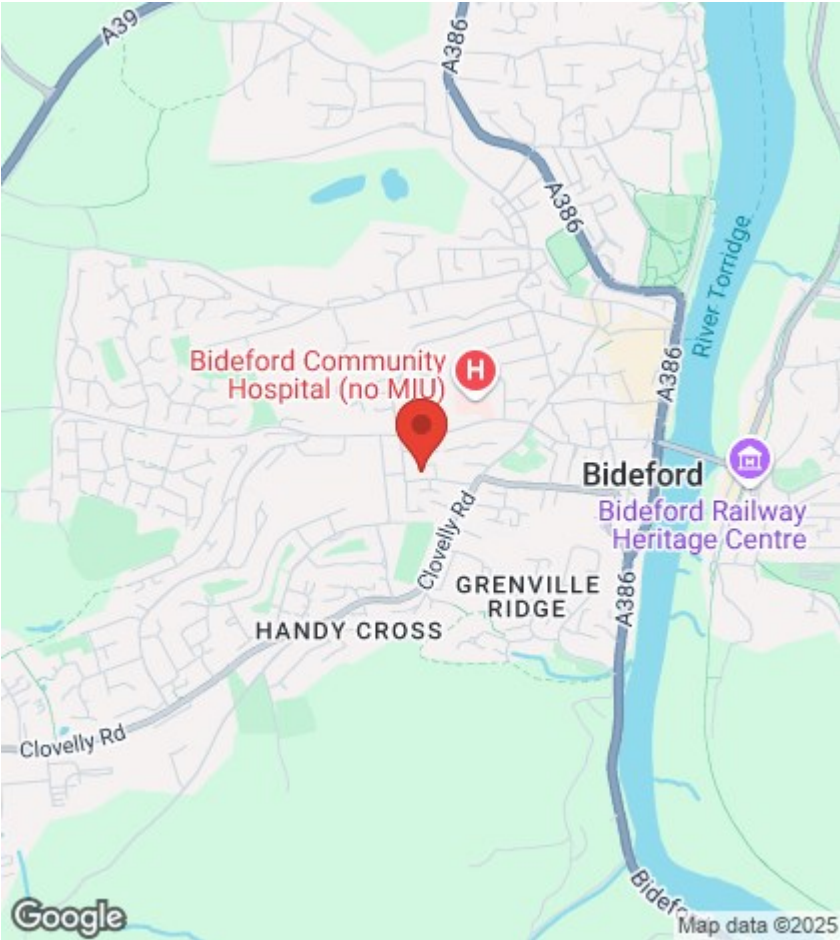
The property stands within attractive communal gardens bounded by high natural walls providing a high degree of privacy. The gardens are predominately laid to lawn with flower and shrub borders and beds, mature trees and a feature pond.

#### Services

Mains water, drainage and electric. Electric panel heating. Secondary glazing throughout the property. The property benefits from 2 allocated parking spaces.

#### Lease Details

The balance of a 999 year Lease remains which was granted in 2017 Yearly Service Charge - Approximately £1400.00 to include maintenance of the building, building insurance and upkeep of communal areas Annual Ground Rent - Approximately £180.00 Pets are allowed by permission.



Directions

From Bideford Quay proceed up the main High Street turning left at the very top. Take the first right hand turning onto Abbotsham Road. Proceed along Abbotsham Road passing the Hospital on your right hand side. Take the left hand turning at the traffic lights onto Dymond Road. Continue up this road to where you will see The Old School and entrance gate a short distance along on your left hand side.

Viewings

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

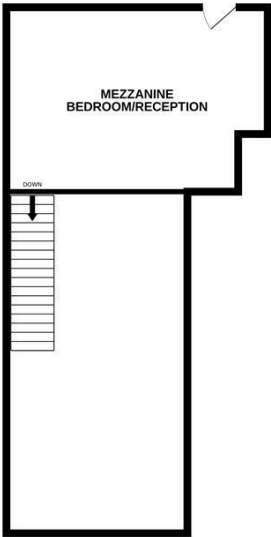
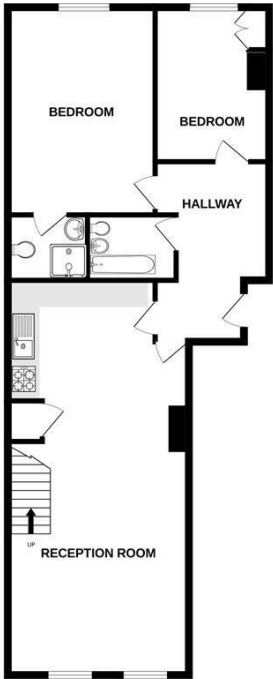
EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	45	
(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 as to their quality or efficiency can be given.  
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