



9 The Old School, Geneva Place, Bideford, Devon, EX39 3FU

Asking Price £249,950

- New York Style' Duplex Apartment
- Largest Apartment In the Building
- 3 Double Bedrooms
- Secure Gated Premises
- Charming Character Features
- Stunning Open Plan Living
- Bideford and Estuary Views
- Allocated Parking For Multiple Vehicles

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

Morris and Bott are delighted to offer this stunning 'New York style' apartment, with open plan kitchen/living space, 3 double bedrooms and delightful views over the town of Bideford with distant estuary glimpses. Located just a short walk from the town centre and its wealth of facilities. The Old School is understood to have been constructed in 1902 as a part of a prestigious boarding school, and in 2017 this magnificent building was transformed into these 24 unique, luxury apartments, while still retaining much of the original character.



Council Tax Band: B



Entrance Hall

Welcomes you into the home, providing ample space for coats, shoes and everyday essentials.

Bedroom One

18'8" x 11'10"

Generously sized double mezzanine bedroom with large walk in storage. This room enjoys a delightful view out over the lounge and is flooded with light via the large windows that open out the delightful view.

Bedroom Three

14'4" x 13'1"

Generously sized double bedroom with handy built in storage.

Shower Room

Equipped with shower, low level WC and was hand basin.

Lower Level

Open Plan Living

32'10" x 18'8"

The open plan nature of this large reception space give this a 'New York' style apartment feeling with a modern yet comfortable feel. The kitchen comprises a selection of modern matching units with sleek worktops. Providing plenty of storage and a breakfast bar perfect for informal dining. The hard wood parquet flooring throughout gives the property a neutral yet luxury feel

and high ceilings only add to the light airy feel of the property.

Bedroom Two

14'4" x 13'1"

Generously sized double bedroom with built in storage.

Bathroom

Fitted with a modern white suite comprising of a bath, separate shower, WC, and hand wash basin.

Outside

All the apartments are accessed via a private gated entrance and benefit from generous communal private gardens, featuring lawns and a large residents-only patio. Each property also enjoys the advantage of a cellar, providing valuable additional storage space.

Services

Mains electricity, water and drainage. Electric heating throughout, there is also no elevator in this building.

Leasehold

The property benefits from the remainder of a 999 year lease, with an annual service charge of approximately £1000 which breaks down to a maintenance charge of £800 and a £200 ground rent charge approximately.

The leaseholders within the block have been offered to purchase the freehold of the building.



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

