



**FLAT 2, 83 HONESTONE STREET, BIDEFORD, EX39 2DH**

**£135,000**

A good sized 2 bedroom first floor maisonette with an open plan kitchen/living room enjoying beautiful views of the town centre and to the estuary beyond. Benefitting from Gas central heating & uPVC double glazing. NO ONWARD CHAIN.

Situated within walking distance of Bideford town centre this 2 bedroom first floor maisonette offers someone a fantastic first time home or potential investment opportunity.

On entering via the communal entrance hall, Flat 2 can be found to the left at the top of the flight of stairs.

The first floor is presented with 2 good sized bedrooms overlooking the front of the property along with the family bathroom with modern white suite, comprising a bath with shower over, WC, pedestal wash basin and chrome heated towel rail.

Stairs rise internally to the second floor showcasing the open plan kitchen/living space, with plenty of room for a lounge and dining set up. The kitchen has a modern feel with white units and tiled backsplash, comprising an electric oven, hob, plumbing for washing machine & space for a fridge-freezer.

Externally, to the rear there is a gated communal bin store accessed via a pedestrian footpath, whilst to the front residents on road parking is available, with 2 permits per property obtainable from Devon County Council.

## TENURE – LEASEHOLD

The property comes with a 999 year lease granted in 2013 with an annual service charge of £250 per annum. The free hold of the property is equally divided between the four respective flat owners, each owning a 25% share.

## INVESTMENT OPPORTUNITY

The property is currently tenanted and comes with the potential of tenant in situ, achieving £650 per calendar month, equating to a return of 5.38%

**Services:** All mains services are connected  
Gas fired central heating.

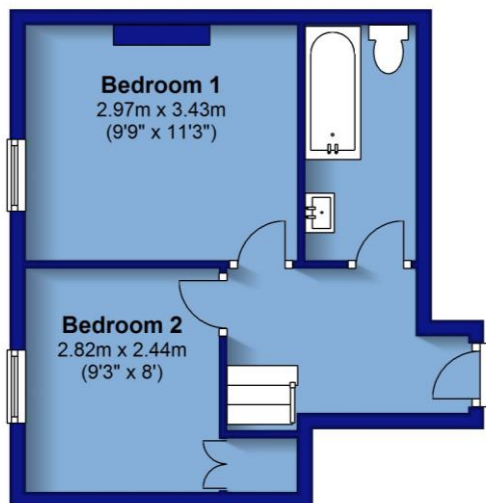
**Energy Performance Certificate:** C (74)

**Council Tax:** 'BAND A' (£1,598.57 per annum)



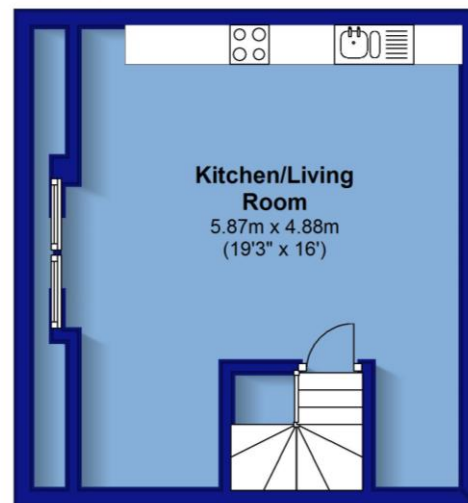
### Flat 2, 83 Honestone Street

Approx. 29.7 sq. metres (320.1 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 65.7 sq. metres (707.1 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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