



7 LONGBRIDGE WHARF,
BIDEFORD, DEVON, EX39 5AL

Exclusive Homes
GUIDE £425,000

7 Longbridge Wharf offers an excellent opportunity for those seeking a low maintenance lifestyle or the perfect pied-a-terre with stunning river views.

Conveniently situated within comfortable, level walking distance of Bideford town centre and it's many independent boutique shops and eateries, this stylish first floor apartment offers excellently maintained accommodation, being available to the market for the first time since its construction in 2007, having been loved and immensely enjoyed by the present owner.

The spacious accommodation is bathed in natural light whilst being tastefully decorated in neutral tones throughout and benefiting from quality carpets & floor coverings together with gas fired central heating.

From the ground floor lobby are stairs and a lift to all floors, with No7 being entered on the first floor. Designed as a 3 bedroom apartment, the current arrangement offers 2 comfortable double bedrooms, each with en-suite facilities.

The originally planned third bedroom is currently utilised as a study & snug area, open plan to the entrance hall - installing a partition wall would create another comfortable bedroom should it be required.

Enjoying a wonderful outlook, the main living area & kitchen has been designed in an open plan concept to make the best of the river views. This generous space affords ample room for furnishings and provides a comfortable living area which enjoys a dual aspect with adjoining riverside balcony.

A well appointed kitchen includes built-in Neff appliances (in excellent condition as had only minimal usage) together with a good range of cupboards & drawers.





In addition to the two en-suites is a family bathroom, being fully tiled and comprising a white suite together with heated towel rail.

Externally, there is an allocated parking space together with a single garage with useful mezzanine storage space.

NEED TO KNOW

Services: All mains services are connected
Council Tax: Band E (£2930.72 per annum)
Energy Performance Certificate (EPC): B (82)

TENURE: Leasehold.

The balance of a 999 year lease granted in 2007 with an annual service charge of £3200 (this can be paid in two 6 monthly instalments). This contributes towards the building insurance, general maintenance and upkeep of the building together with the cleaning of communal areas and windows.
NB: The owners have a 1/15 share of the freehold. Holiday letting is not permitted.

DIRECTIONS

From Bideford Quay, head south with the river on your left, towards the old bridge. Continue towards Torrington on the A386, taking the first exit at the mini roundabout and after a short distance, the entrance to Longbridge Wharf will be seen on the left hand side.





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