



9 LONGBRIDGE WHARF,
BIDEFORD, DEVON, EX39 5AL

£349,950

9 Longbridge Wharf is situated within easy walking distance of Bideford town centre and is set in a superb location fronting the River Torridge with outstanding river views.

Located within a striking purpose built, modern apartment building, the accommodation comprises; communal entrance hallway with stairs and a lift to all floors.

No9 is located on the second floor with a private entrance door leading into the apartment, offering spacious accommodation including a 23' lounge/diner with 2 private balconies including a private 19' balcony overlooking the riverside.

The apartment has been completed to a high specification and finishing schedule throughout including a fully equipped kitchen with a range of built-in 'Neff' appliances including gas hob, separate eye level double oven, extractor hood, fridge, freezer, washing machine and separate tumble dryer.

The master bedroom benefits not only from an en-suite shower room but a riverside balcony, a perfect spot for a morning cup of coffee as the sun rises. The second bedroom is also a generous double room as well as there being a further well appointed shower room.

There is a security intercom entry system to the apartment with stairs and a lift to all floors and the property benefits from gas underfloor heating and full double glazing.

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





The agents strongly recommend a viewing at the earliest opportunity to avoid disappointment as properties of this nature, with close proximity to the waters edge, are rarely available.

NEED TO KNOW

Services: All mains services are connected
Council Tax: Band C (£2,131.43 per annum)
Energy Performance Certificate (EPC): B (81)

TENURE: LEASEHOLD

The balance of a 999 year lease granted in 2007 with an annual service charge of £3400 (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.





24 The Quay | Bideford | Devon | EX39 2EZ



t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

