



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.
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 operability or efficiency can be given.
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2 Bed Apartment

72 Buckland Close, Bideford, EX39 5AJ

£153,000

- Purpose Built Ground Floor Apartment
- Accessible Location Edge Of Bideford
- Allocated Parking & Visitors Bays
- 2 Double Bedroom (1 Ensuite)
- Available With No Onward Chain
- Excellent Investment or First Time Purchase
- MUST BE VIEWED

Directions

From Bideford Quay, proceed in a westerly direction along The Quay and through a mini roundabout. At the next roundabout, turn right onto Torridge Hill proceeding uphill and onto Meddon Street. Bear left onto Clovelly Road passing the First In Last Out public house on your left hand side. Soon thereafter, turn left into Bowden Green and bear around to your left into Buckland Close. Continue towards the end of the road turning right at the apartment block. Proceed to the rear of the property where the numbered parking is and visitors bays with number 72 clearly signposted.

**Looking to sell? Let us
value your property
for free!**

Call 01237 879797
or email bideford@phillipsland.com

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Overview

ATTENTION FIRST TIME BUYERS - A 2 bedroom (1 ensuite) purpose built apartment with a long lease, fully decorated throughout, popular GROUND FLOOR position and available with no onward chain. A must for those of you looking for an excellent investment or first time purchase.

Located in the handy yet tucked away Buckland Close, with allocated parking and numerous visitors bays this surprisingly spacious 2 bedroom apartment is available for sale. Located on the edge of Bideford you have direct access to good travel links, amenities within walking distance, the beaches and rugged coastline within a short drive.

Stepping inside the apartment you have an entrance hall which gives way to most of the rooms. The lounge / dining room enjoys a view of the rear with trees and greenery in the far. The lounge diner flows rather nicely into the kitchen area creating a social space ideal for entertaining family and friends alike.

The kitchen itself has a range of built in storage cupboards together with plenty of preparation space. A renewed boiler is housed in the corner and supplies gas radiator central heating and hot water. On the other side of the property you have 2 spacious bedrooms the principal has its own ensuite shower room. Furthermore there is a fully equipped family bathroom with white suite.

The property is ideal for those of you looking for the first step onto the property ladder or it would make an excellent rental investment. With an estimated rental income of c.£795 per calendar month. Available with no onward chain be sure to contact the Bideford team for more information and to arrange your viewing.

Agent Note:
A 199 year lease was granted in May 2006 with a current annual service charge of £60 per month covering the buildings insurance, communal upkeep and general building maintenance.

Services

All mains connected

Council Tax band

B

EPC Rating

TBA

Tenure

Leasehold - Share of Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Out of hours, contact Edward on 07772363674



Room list:

Entrance Hall

Lounge / Diner

3.89m x 4.88m (12'9" x 16'0")

Kitchen

2.51m x 3.28m (8'2" x 10'9")

Bedroom 1

2.74m x 5.56m (8'11" x 18'2")

Ensuite

Bedroom 2

2.44m x 4.11m (8'0" x 13'5")

Bathroom

Situated on the edge of the town, Bideford has a further variety of primary and secondary schools with good ofsted ratings. The dining scene is vast with a selection of local boutique cafes, restaurants and bars to Micheline star restaurants and popular national chains.

Bideford has a range of schooling both public and private with some of the best learning centres of the region. There is a selection of both excellent primary and secondary schooling close to the property.

Close by you have the golden sandy beaches of both Instow and Westward Ho! both of which are dog friendly. An ideal spot for a kick about with the kids or stretching the legs of your fury friends.

