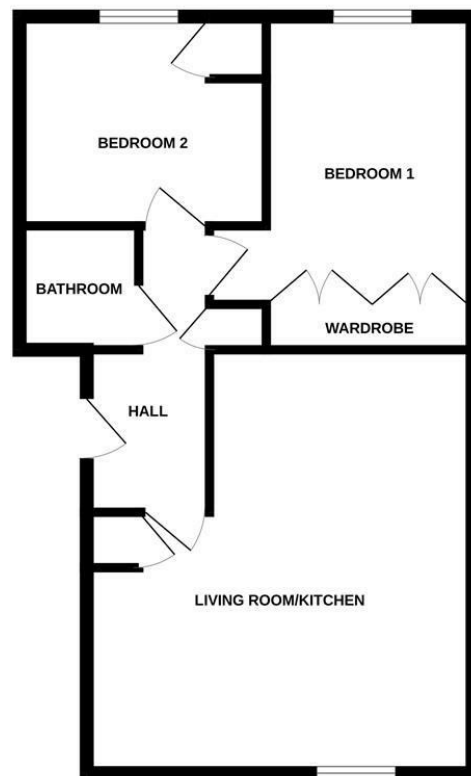


GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 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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Purpose Built Ground Floor Apartment

Flat 2, Old School House Belvoir Road, Bideford, EX39 3JP

Guide Price

£187,000

- Purpose Built Ground Floor Apartment
- Gas Radiator Central Heating
- Leasehold - Share of Freehold
- Designated Parking
- PVC Double Glazing
- Must Be Seen!!!

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or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Entrance Hall

Living Room/Kitchen
5.44m maximum x 4.95m maximum
(17'10" maximum x 16'3" maximum)

Bedroom 1
3.66m x 2.74m (12' x 9')

Bedroom 2
3.40m maximum x 2.97m (11'2" maximum x 9'9")

Bathroom

Overview

Phillips Smith and Dunn Estate Agents are delighted to offer Flat 2, Old School House - a modern purpose built ground floor apartment, pleasantly set towards the edge of the town, yet affording easy access to the amenities within Bideford, with a regular bus service passing nearby. Constructed circa 2018, by Newland Homes, with a most attractive stone facade, the PVC double glazed and gas centrally heated accommodation is well presented, and is ideally suited to a number of potential buyers - first time buyers, landlords, and equally those seeking a property suitable for retirement. Your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides a communal entrance hall, providing access to the entrance hall for the property. A living room/kitchen lies to the front of the apartment - the lounge area having a window with an open aspect to the front of the development, whilst the kitchen is well appointed with integral appliances, and ample storage facility. The 2 double bedrooms each have integral wardrobes, with the bathroom being fitted with a 3 piece white suite.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, located on the banks of the rivers Taw and Yeo, housing the areas main shopping, business and commercial venues. The rugged North Devon coastline is just a short drive away.

Outside

The property stands within communal gardens and grounds, including a bike store, and refuse areas, with 2 designated parking spaces directly to the rear of the building.

AGENTS NOTE - The property owns a share of the freehold. The current lease originally dates from 999 years from 2018. Ground rent is payable at £125pa. An annual service charge is approximately £1000, payable monthly, and covers the building insurance, along with the upkeep and maintenance of any common parts.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

B

Tenure

Leasehold - share of freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

