

TOTAL FLOOR AREA: 611 sq.ft. (56.8 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. The floor plan is illustrative 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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## Directions

From Bideford quay front proceed up the High Street, where at the top bear left. At the next crossroads turn right onto Abbotsham Road, and at the next crossroads with traffic lights turn left and proceed uphill where The Old School is located on your left. Drive in to the property where parking is available.

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

Call 01237 879797

or email [bideford@phillipsland.com](mailto: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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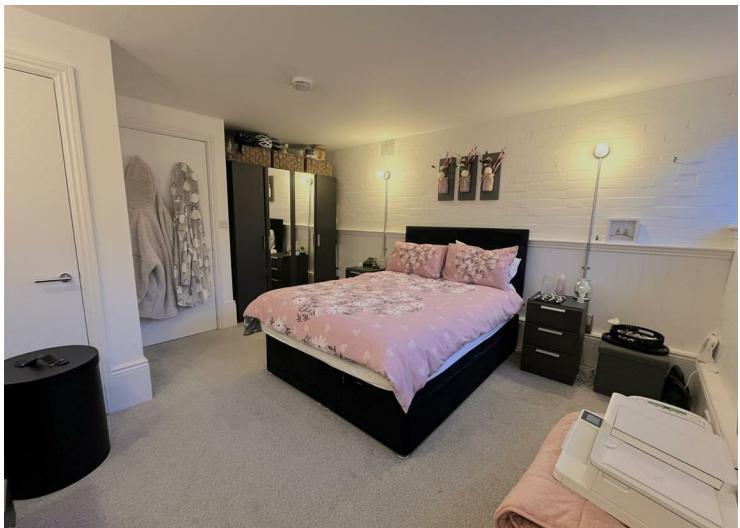
Offers In Excess Of

**£140,000**

## Luxurious Ground Level Maisonette

Apartment 11, The Old School Geneva Place, Bideford, EX39 3EL

- Immaculately Presented Maisonette
- Double Bedroom
- Communal Grounds
- Internal Inspection a must!
- Ground Level Access
- Shower Room
- Electric Heating



## Room list:

### Entrance Hall

### Double Bedroom

4.50m maximum x 3.84m maximum  
(14'9" maximum x 12'7" maximum)

### Shower Room

2.90m x 1.70m (9'6" x 5'7")

### Living Room/Kitchen

7.32m maximum x 3.89m maximum  
(24' maximum x 12'9" maximum)

## Overview

Apartment 11 is a two storey maisonette, with access at ground level, and offers immaculately presented and electrically heated accommodation which is ideally suited for a first time buyer, as a lock up and leave holiday home, or alternatively as a retirement residence. This property was converted from a former brick built school premises originating from 1902, with the current property now blending original features including exposed brickwork and sash windows, with modern day amenities. It is located within easy walking distance of the town centre and quay front, with other local amenities close by. Your early internal inspection is advised to avoid disappointment!

Briefly the accommodation, which has plenty of useful storage throughout, comprises of a communal entrance giving access to the welcoming entrance hall to the property which has an airing cupboard and staircase leading to the upper floor accommodation, and leading to the well appointed shower room, and a generous sized double bedroom. To the upper floor is an open plan living room/ kitchen - the kitchen area having ample storage and working facility and some integral appliances, with further appliance space.

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, housing the areas main shopping, business and commercial venues. The wonderful North Devon coastline is within easy reach, with the long golden sand Blue Flag beach of Westward Ho! being just a short drive away.

## Services

Mains Electric Water and drainage

Council Tax Band - A

EPC Rating - D

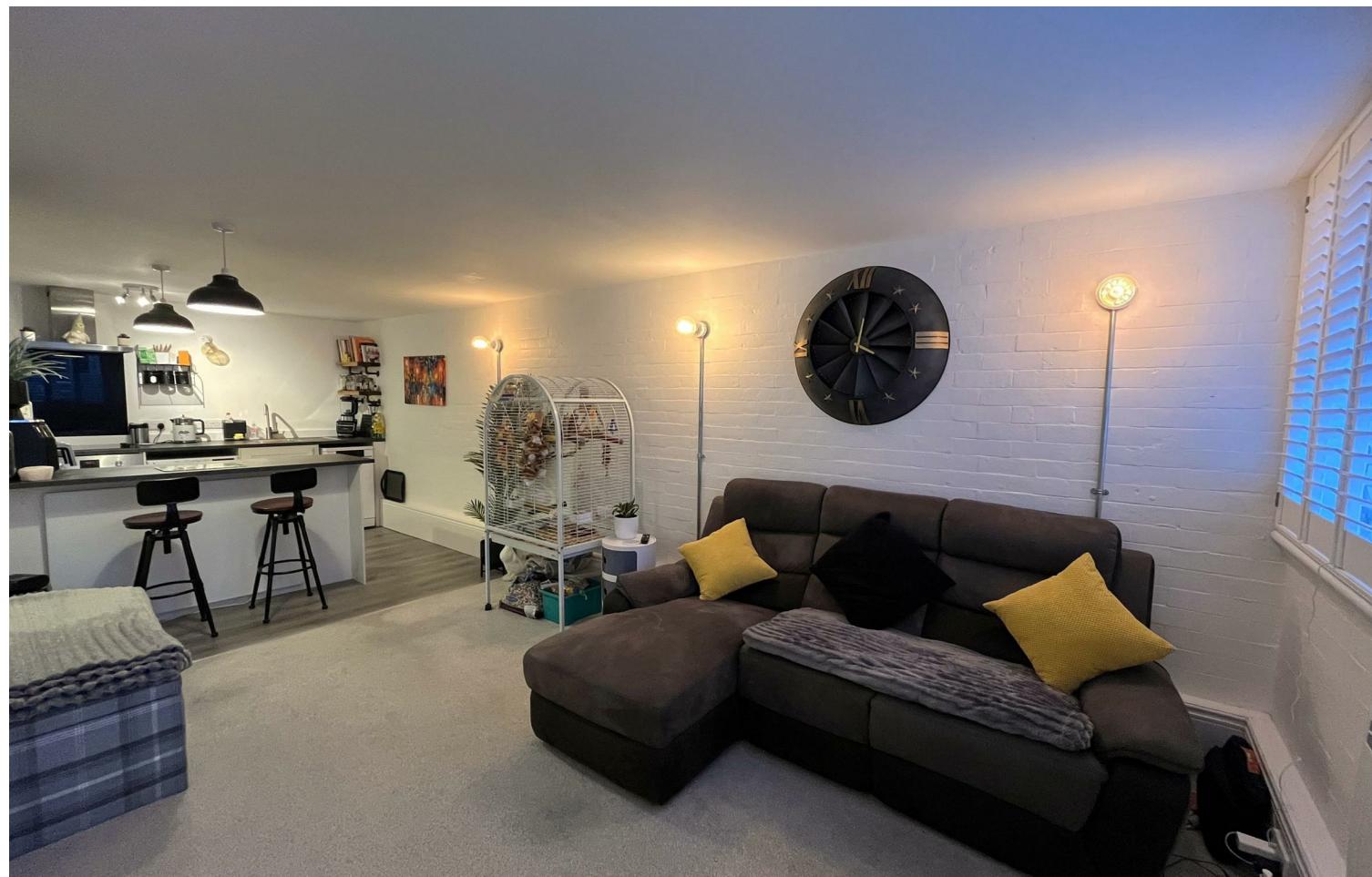
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## Tenure

Leasehold

## Viewings

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



## Outside

The property has the benefit of communal gardens and grounds including a lawned area, patio and pond. There is a designated parking facility, with additional visitors parking space.

AGENTS NOTE - The property is held on the balance of a 999 year lease dating from 2017, with ground rent currently payable at £200pa, and a service charge of £125 monthly which covers the upkeep of communal areas and common parts, once a month window cleaning, and buildings insurance. The furnishings within the property are available by separate negotiation, if so required.