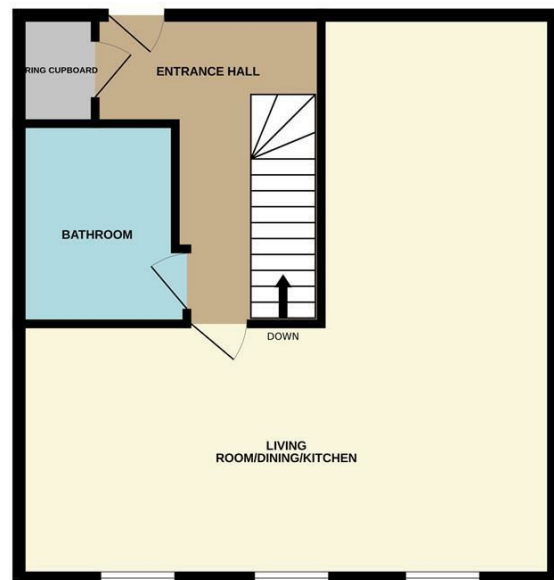


GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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## Spacious and Luxurious Maisonette

Apartment 12, The Old School Geneva Place, Bideford, EX39 3FU

Guide Price

**£230,000**

- FIRST TIME ON MARKET SINCE NEW!!
- 3 Bedrooms
- Bathroom and Shower Room
- Well Presented Maisonette
- Electric Heating
- Designated Parking for 2 Vehicles
- Ground Level Access
- Communal Grounds
- Internal inspection a must!!

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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Apartment 12 is a two storey maisonette, now available to the market for the first time since newly converted, with easy 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 provides a spacious communal entrance hall, with easy access from the parking area, leading to the entrance hall to the apartment, having an airing cupboard and staircase to the first floor, a generous sized well appointed bathroom with a four piece suite, and a light and airy open plan living room with a high ceiling and tall windows, with a lounge area, a dining area, and a well appointed kitchen with ample storage, integral appliances and further appliance space and a breakfast bar. On the upper floor are 3 double bedrooms (bedroom 1 having pleasant views over Bideford, and bedroom 3 being a mezzanine over the living area) and a shower room.

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

B

## EPC Rating - TBA

F

## Tenure

Leasehold

## Viewings

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



The property has the benefit of communal gardens and grounds including a lawned area, patio and pond. There is a designated parking facility for 2 vehicles just a few steps from the property entrance, with additional visitors parking space available.

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.

## Room list:

### Entrance Hall

### Ground Floor Bathroom

2.74m x 2.49m (9' x 8'2")

### 'L' Shaped Open Plan Living Area

overall 7.70m x 7.32m (overall 25'3" x 24')

### Bedroom 1

3.28m maximum x 3.10m (10'9 maximum x 10'2")

### Bedroom 2

3.05m x 2.97m (10' x 9'9")

### Bedroom 3

3.73m x 3.28m (12'3" x 10'9")

### Shower Room

