



WOOLLIAMS

Property Services

Guide price £135,000
Kings Court, King Street, Bideford, EX39



 **2**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



WOOLLIAMS
Property Services

Guide price £135,000
Kings Court, King Street, Bideford, EX39



Occupying a tucked away position just off Bideford Quay and having the benefit of off-road parking is a spacious two-bedroom top-floor flat with no on-going chain. The flat, in a development of six, offers gas fired central heating and a fitted kitchen with integrated appliances, with accommodation of communal entrance and stairway, private entrance hall, spacious 21ft L-shaped open plan kitchen/living area with exposed beam ceiling, kitchen with oven, hob, extractor, two bedrooms, family bathroom and one parking space within the gated forecourt area.

Occupying a tucked away position just off Bideford Quay and having the benefit of off-road parking is a spacious two-bedroom top-floor flat with no on-going chain. The flat, in a development of six, offers gas fired central heating and a fitted kitchen with integrated appliances, with accommodation of communal entrance and stairway, private entrance hall, spacious 21ft L-shaped open plan kitchen/living area with exposed beam ceiling, kitchen with oven, hob, extractor, two bedrooms, family bathroom and one parking space within the gated forecourt area.

COMMUNAL ENTRANCE

Part-glazed door off, access to each floor and the flats.

ENTRANCE HALL

Front door off, entry phone, exposed beam ceiling, built-in storage cupboard, telephone point, wood laminate floor.

OPEN PLAN LOUNGE/DINING & KITCHEN AREA *21' 8"max narrowing to 9'11 x 16' 6"max narrowing to 9'11 (6.60m to 3.03m x 5.04m to 3.22m)*

This is a spacious L-shaped room with a double aspect and French doors overlooking the communal forecourt area.

LOUNGE AREA

Two radiators, exposed beam ceiling, TV point, telephone point, wood laminate floor.

KITCHEN AREA

Range of white cottage style units with timber worktops comprising inset single drainer 1 1/2 bowl single drainer sink unit with mixer tap h&c, cupboard and integrated washing machine below, working surface with cupboard below, L-shaped working surface with range of drawers and cupboards below, inset Lamona gas hob and built in Lamona electric oven, concealed cooker hood above, one double and one single wall unit, part-tiled walls, wood laminate floor.

BEDROOM 1 *11' 5" x 10' 0" (3.48m x 3.04m)*

Exposed beam ceiling, radiator, wood laminate floor.

BEDROOM 2 *11' 2" x 7' 4" (3.40m x 2.24m)*

Two exposed beams, radiator, wood laminate floor.

BATHROOM

Nicely fitted with a white suite comprising curved bath with mixer tap h&c and mosaic tiled walling behind, wash hand basin with mixer tap h&c and tiled splash backing, low level WC, wall mounted Ideal Logic gas fired combination boiler feeding domestic hot water and central heating system, heated towel rail, exposed beam, wood laminate floor.

OUTSIDE

Kings Court is situated just off of Bideford Quayside and is accessible via a security gate, there is also a motorised gate which allows vehicular access into the car parking area, there is a remote control fob for opening and closing of this gate. There is a communal dustbin storage area and each flat has one parking space.

SERVICES

Mains water, gas, electricity and drainage connected.

COUNCIL TAX

Band A

EPC

Band D

TENURE

Leasehold - The flat is being sold with the remaining balance of a 999 year lease which commenced in 2009. We await a copy of the lease from the vendors solicitors which will be available in due course. Flat owners at Kings Court pay £75 per calendar month to cover the maintenance of the building. The buildings freeholder charge each flat a proportion of the buildings insurance on an annual basis.

VIEWINGS

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

USEFUL INFORMATION

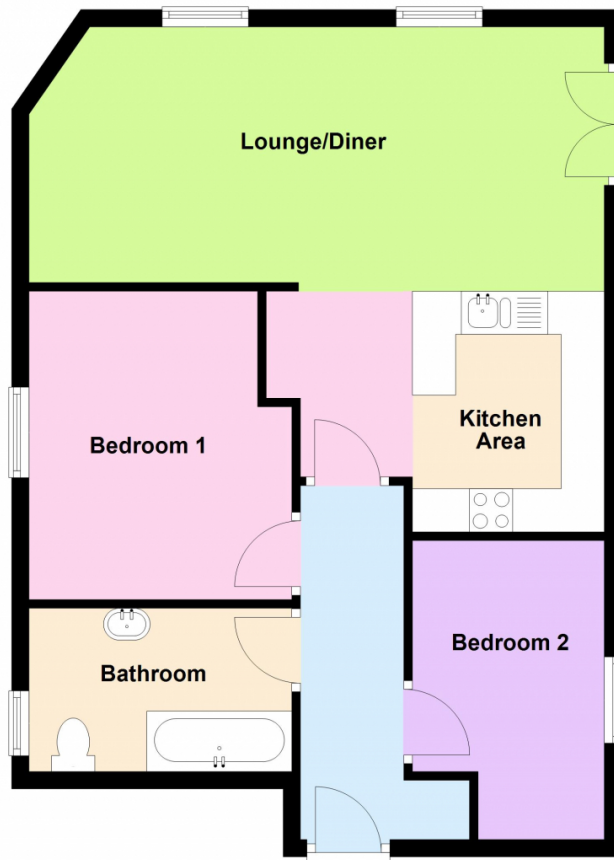
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the Torridge Council website: <https://www.torridge.gov.uk>

AGENTS NOTE

Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that the Vendor of this property is a business associate of Woolliams Property Services.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kings Court, King Street, Bideford, EX39

