



15 Longbridge Wharf



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Bideford, Devon, EX39 5AL

Located in Bideford Town, Instow/beach 3 miles, Barnstaple 10 miles

A stunning apartment situated on the water's edge overlooking the River Torridge and enjoying the ever-changing vistas of the river and the surrounding countryside.

- Stunning waterside apartment
- Over 1500 square feet of accommodation
- Three bedrooms (1 en-suite)
- Single garage
- Off-road parking
- Ideal as a permanent residence or as a holiday home/let
- Four balconies
- Lift access to apartment
- Leasehold
- Council tax band F

Guide Price £490,000

SITUATION

This superb apartment fronts onto the River Torridge in a highly convenient position within walking distance of the port and market town of Bideford. Bideford sits on the banks of the River Torridge and offers a wider range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, places of worship, schooling for all ages (public and private) and 5 supermarkets. There is access to the Tarka Trail from Bideford, which affords superb walks and cycle rides, that extend beyond Great Torrington and Barnstaple and form part of the national cycle trail. The popular friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer with its three-mile-long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course.

The regional centre of Barnstaple is approximately 10 miles away. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter



DESCRIPTION

Positioned above the River Torridge with breath-taking views of the Bideford Bridges and surrounding countryside. This remarkable Penthouse property boasts over 1500sq ft of elegantly presented living space over two floors comprising, on floor one: a stunning open plan lounge, dining area and kitchen with an adjoining utility room, two double bedrooms (one en-suite) and a cloak room with WC. A spacious master bedroom together with a Jack and Jill bathroom and separate shower is located on floor two which is accessed by stairs from floor one. A private garage and allocated parking space are also included.

Offering great flexibility, this residence would make a superb main home, holiday retreat, or investment property. 15 Longbridge Wharf is being offered with no onward chain, and an early internal viewing is highly recommended by the agents.

ACCOMMODATION

The secure entry door, complete with an entry phone system, welcomes you into the communal corridor and provides stairs and lift access to each storey, with the apartment entrance located on the third floor.

On entry, there is a hallway with stairs to floor two, access to all principal rooms and a cloakroom with WC and hand basin. The wow factor of this apartment is the aspect of the open plan living/dining/kitchen area. This highly sociable space boasts a corner balcony providing panoramic estuary views. The living/dining area offers ample space for sizeable furniture, whilst the kitchen is fitted with a range of matching base and eye level units and a sink inset into oak effect worktop surface. Integrated appliances include a gas hob with a stainless steel extractor over, eye level electric oven with a microwave over and fridge/freezer. Positioned off the kitchen is a utility room, equipped with a sink inset into worktop surface with dishwasher, washing machine and tumble dryer. Both bedrooms 2 and 3 are doubles with bedroom 2 having a South West facing balcony and a three piece en-suite shower room. The master bedroom and a jack and jill bathroom are located on floor two. The dual aspect of the master bedroom provides a further wow factor. There is abundant space available with vaulted ceilings and useful storage space within the eaves. The window sliding doors provide access to two balconies enabling the owner to follow the aspect of the daily sun. The spacious Jack and Jill bathroom containing "his and her" washbasins, roll bath, WC and separate shower can be accessed from the master bedroom. The shower can also be accessed from the landing on floor two.

GARAGE AND PARKING

Garage with electric up and over door, light and power connected, useful high-level storage. Parking space for one vehicle in front.

LEASE

The property is sold with the remaining balance of a 999 year lease where each resident is a 1/15 shareholder of the freehold. Annual Service charge of £3400 payable in 2x instalments (£1700 payable usually in May & November) - this includes buildings insurance, maintenance of the communal areas, servicing of the lift and ground rent.

PROPERTY INFORMATION

All mains connected. Gas fired radiator central heating throughout. According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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