



JAMES FLETCHER
exp UK

7 St Davids House
Bideford | EX39 5AA

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7 St Davids House, Wooder Wharf

With the River Torridge as a backdrop, this elegant 3-bedroom maisonette apartment enjoys a breath-taking position with glorious panoramic views of the water, extending to The Old Bridge, and is just a short stroll from Bideford Quay and the Tarka Trail. Forming part of this landmark Grade II listed building, this impressive home enjoys generous accommodation arranged over two floors, including wonderful open-plan living space, along with off-road parking and a garage, all within easy reach of the town centre. Perfect for professional couples seeking a distinctive residence or a slower pace of life, or those seeking a holiday retreat to explore North Devon, this beautiful home balances location, character and convenience close to Bideford's historic quayside.

Located within easy walking distance of Bideford Quay, this impressive home offers wonderful convenience, perfect for visiting local cafes and nearby shops, or hopping onto the Tarka Trail for riverside walks or a tour of North Devon on two wheels. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



THE FIRST IMPRESSION

Set close to Bideford's historic quayside, this iconic home forms part of a landmark Grade II listed building, enjoying tranquil and ever-changing river views.

STEP INSIDE

Stepping inside, the property occupies the first and second floor of this iconic riverside building, with the entrance hall providing stairs to the first floor. The first floor landing seamlessly connects the accommodation which opens to the impressive open-plan kitchen/lounge/diner. This generous reception room enjoys a dual aspect, filling the home with an abundance of natural light, and offers the perfect social space to entertain or simply unwind and watch the world go by - with breath-taking and ever-changing river views. The kitchen itself has been recently re-fitted in a contemporary style to complement that character within the home, and boasts a range of work-surfaces comprising a ceramic 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over and a built-in dishwasher. Just off the kitchen is a useful utility room with space for a large fridge/freezer and space and plumbing for a washing machine. In addition, this floor also provides two bedrooms, a good-sized double room at the rear with built-in wardrobes and river views, and a large single room at the front that can also be utilised as a home office/media room. The main bathroom is also on this floor and is fitted with a white suite comprising a bath with shower over, a low-level W.C, wash basin and a heated towel rail.

Stairs to the second floor rise to a convenient landing space, opening to the main bedroom. The main bedroom is generous double room occupying the top floor of the building, enjoying built-in wardrobes, a spacious ensuite and glorious river views. The ensuite is fitted with a corner bath with shower attachment, a hidden cistern W.C, wash basin and a heated towel rail.

In all, this impressive riverside home takes full advantage of it's tranquil position in the heart of Bideford.

OUTSIDE & PARKING

Outside, the property enjoys off-road parking with a private driveway, leading to the large single garage with up and over door - both are a huge commodity in this much sought-after position. Residents also enjoy the use of an attractive communal gardens, providing a peaceful outdoor space with the river as a backdrop.



LEASE DETAILS

The property is sold with the remaining balance of a 999 year lease which commenced in 1998. Service charge: £2000pa - includes maintenance of the outside of the building, communal parts, gardens and buildings insurance. Share of Freehold - 1/17th share. We understand that the lease permits assured shorthold lettings (AST's), although holiday lets and Airbnb-style use are not permitted. For additional enquiries, please speak to the agent.

VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





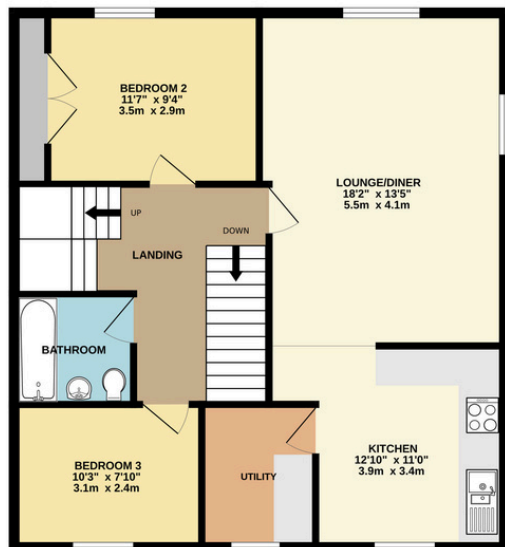
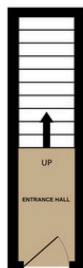
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GROUND FLOOR
55 sq.m. (593 sq.ft.) approx.

FIRST FLOOR
783 sq.m. (8428 sq.ft.) approx.

SECOND FLOOR
354 sq.m. (3828 sq.ft.) approx.



7 ST DAVID'S HOUSE, BIDEFORD, EX39 5AA

TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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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- **Services:** Mains Gas, Electricity, Water & Drainage
- **Ultrafast Broadband is available (Ofcom)**
- **Tenure:** Share of Freehold (1/17th). Lease - Balance of 999yrs (commenced 1998).
- **EPC:** C
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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