Regency

ESTATE AGENTS









FLAT 2, OLD SCHOOL HOUSE, BIDEFORD, EX39 3JP £150,000

A stylish two-bedroom ground-floor apartment, formerly the show home, offering modern living with high-quality finishes throughout. Features include an open-plan living space, fitted kitchen, built-in wardrobes, and parking for two vehicles, all within easy reach of the town centre.

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A contemporary and well presented two-bedroom ground-floor apartment, formerly the show home for the development, offering the added benefit of allocated parking for two vehicles. Ideally positioned within easy reach of the town centre, this property must be viewed to be fully appreciated.

Flat 2 at Old School House was constructed circa 2018 and forms part of an attractive, well-planned development by Newland Homes. As the former show home, the apartment benefits from upgraded finishes. The building itself features an appealing stone façade and enjoys a pleasant position on the edge of town, while remaining conveniently close to local amenities and a regular bus service.

Accessed via a communal entrance hall, the apartment opens into a private hallway leading to a bright and spacious open-plan living area at the front of the property. The lounge enjoys an open aspect outlook to the front elevation while the adjoining kitchen is fitted with integrated appliances, generous storage, and ample work surfaces - ideal for both everyday living and entertaining.

The property offers two well-proportioned double bedrooms, each with built-in wardrobes, providing excellent storage. A modern bathroom completes the accommodation, fitted with a three-piece white suite.

Additional benefits include gas central heating and PVC double glazing throughout, ensuring comfort and efficiency. This property is perfectly suited to first-time buyers, investors, or those seeking a low-maintenance home for retirement.

Agents Note:
The property owns a share of the freehold. The current lease originally dates from 999 years from 2018. Ground rent is payable at £125pa. An annual service charge is approximately £1000, payable monthly, and covers the building insurance, along with the upkeep and maintenance of any common parts.

Services: All mains services are connected
Energy Performance Certificate: B (83)
Council Tax: BAND B (£2,063.00 per annum)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.