



FLAT 2, 17 BARNSTAPLE STREET, BIDEFORD, EX39 4AE O.I.R.O £135,000

A charming & deceptively spacious Grade II Listed 2 bedroom first floor flat situated within walking distance of the town centre whilst benefiting from gas fired central heating & secondary glazing together with the advantage of an attractive rear garden.

This Grade II Listed first floor flat is as charming as it is deceptive. Offering spacious accommodation with good storage options, the well presented accommodation benefits from gas fired central heating and is further complimented by an attractive rear garden whilst being conveniently located within walking distance of the town centre.

From a handy entrance hall, stairs rise to the first floor onto a landing leading to all rooms. Positioned to the rear is a comfortable sitting/dining room with feature stone wall and access out to the garden.

Meanwhile the kitchen is equipped with a good range of modern cupboards & drawers together with small breakfast bar and space for appliances.

The two bedrooms will each take a double bed and overlook the front towards the river, whilst the bathroom is fitted with a white suite including bath with shower over.

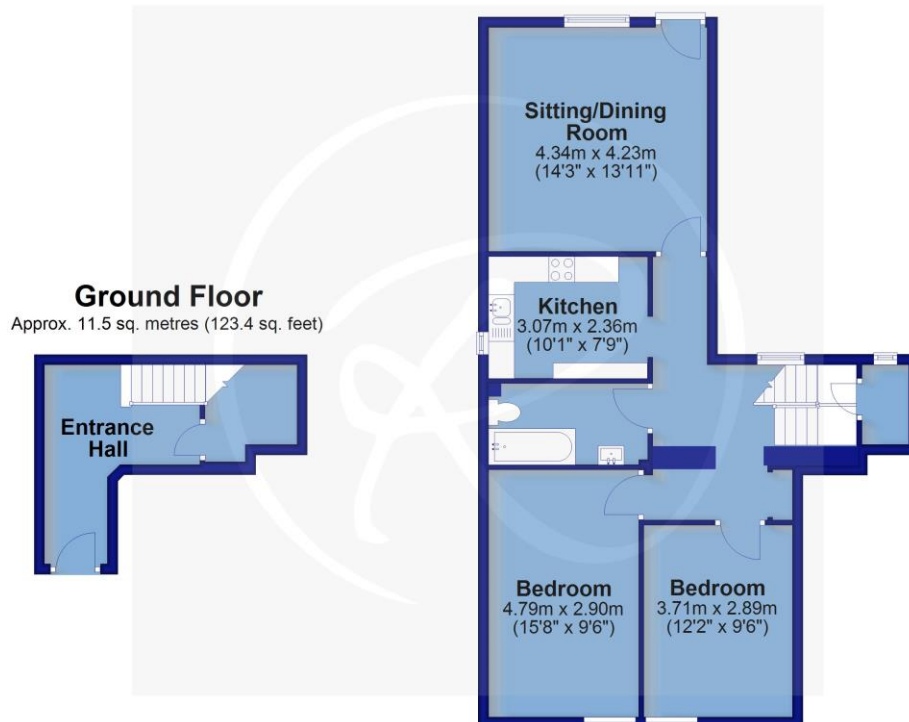
Tenure: Leasehold – The balance of a 999 year lease commencing May 1989. The freehold is shared between the owners of the ground floor & first floor flats with any future maintenance shared on a 50/50 basis.

Services: All mains services are connected
Energy Performance Certificate: Exempt
Council Tax: Band A (£1768.28 per annum)



First Floor

Approx. 71.8 sq. metres (772.5 sq. feet)



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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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