

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA - 485 sq ft (45.1 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 errors. It is the responsibility of the purchaser to satisfy themselves as to the accuracy of these measurements. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements given are approximate.

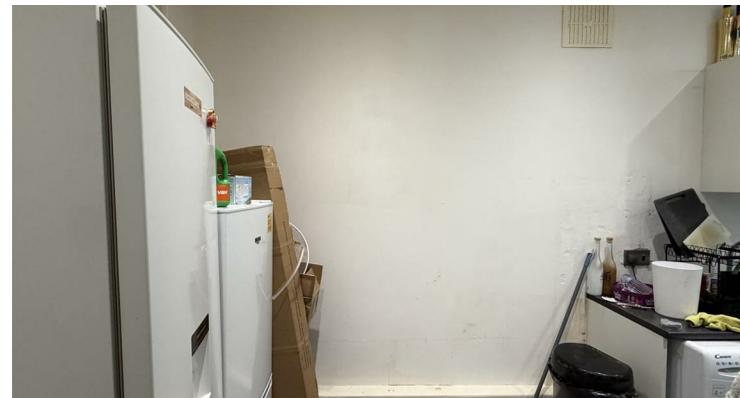
Directions

Walking: If you're walking into Bideford town centre, head toward Buttgarden Street, which runs just behind the High Street near St Mary's Church. Walk along Buttgarden Street until you reach St Marys Flats; number 16 is within the block, close to the churchyard side. The entrance is tucked slightly back from the road, so keep an eye out for the flats signage. The what3words location for the flats entrance is ///parks.river.tower. By car: When driving, follow signs for Bideford town centre and then for St Mary's Church. Approach via the Quay or High Street and turn onto Buttgarden Street; parking is limited, so you may need to use nearby public parking and walk the final short distance. St Marys Flats are adjacent to the church grounds, with pedestrian access from Buttgarden Street. For sat nav accuracy, you can use the what3words address ///parks.river.tower, which will bring you right to the flats entrance.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Our company registration number is 04753854 and we are registered in England and Wales.



Guide Price

£95,000

One Bedroom Flat

16 St. Marys Flats Buttgarden Street, Bideford, EX39 2AY

- 1 Bedroom Flat
- Tenant In Situ
- Modern Kitchen
- Lounge With Double Windows
- Excellent Rental Return (8%)
- Fully Re-Wired

Room list:

Entrance Hall

Kitchen Diner

4.57 x 2.00 (14'11" x 6'6")

Lounge

4.22 x 3.05 (13'10" x 10'0")

Bedroom

3.35 x 2.74 (10'11" x 8'11")

Bathroom

2.26 x 1.88 (7'4" x 6'2")



Services

Electric Central heating, mains water and drainage.

Council Tax band

A

EPC Rating

D (before improvements were made)

Tenure

Leasehold - 1/18 Share of Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797