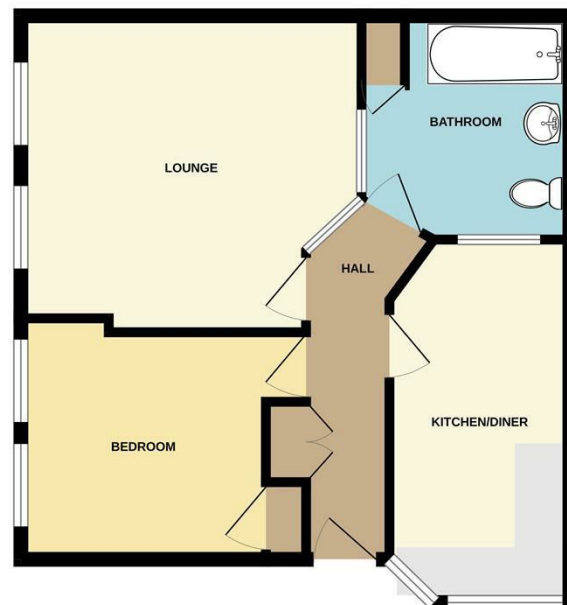
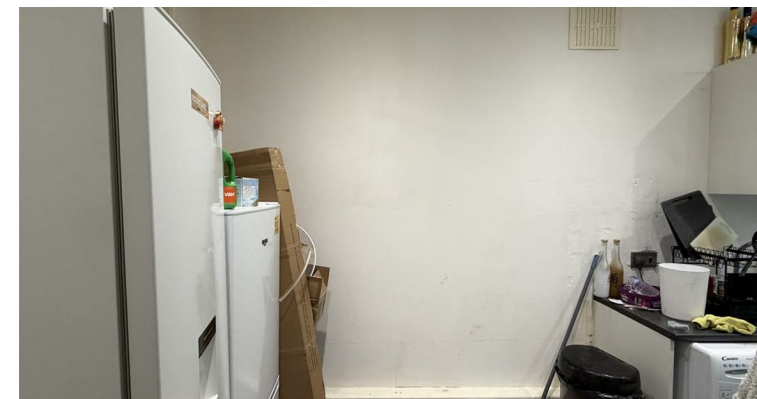


GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Mapbox 10/2020



One Bedroom Flat

16 St. Marys Flats Butt garden Street, Bideford, EX39 2AY

Guide Price

£95,000

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

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

Directions

Walking: If you're walking into Bideford town centre, head toward Butt garden Street, which runs just behind the High Street near St Mary's Church. Walk along Butt garden 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 Butt garden 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 Butt garden 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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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")

A first floor 1 bedroom apartment within close proximity to Bideford town currently rented out at a good return of just over 8%. For those looking for an excellent rental opportunity with low stamp duty opportunity, look no further.

The apartment would also make an excellent first time purchase opportunity. The apartment has a compact layout but everything you need for starting out or as an investment. Stepping inside you have an entrance hall which gives way to all of the rooms.

The kitchen breakfast room has a newly appointed with ample space for a table and chairs. The lounge is a good size room with double windows overlooking the front. The bedroom has ample size for a double bed and has built in storage.

The property has been recently rewired, painted and had recent floor coverings throughout.

NB. There is a current tenant in situ currently paying £650 per calendar month. Please contact our team for more information.

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

