

GROUND FLOOR



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## Well Presented Modern Apartment

71 Union Close, Bideford, EX39 3FE

Guide Price

**£149,950**

- Purpose Built 2 Bedroom Apartment
- Very Well Presented
- Communal Garden Space
- PVC Double Glazing
- Gas Fired Central Heating
- Designated Parking
- Storage Facility
- Must Be Seen!
- No Onward Sales Chain

### Directions

From Bideford quay front depart in a southerly direction, continuing straight across a roundabout at the end of the Old Bridge. At the next roundabout turn right, proceeding uphill, around 2 sharp left hand bends, after which turn left into Union Close. Pass the play park on your left, and take the 2nd left bearing around to the left where number 71 is located.

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

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

### Entrance Hall

**Living Room/Dining/Kitchen**  
6.83m max x 3.66m max  
(22'5" max x 12' max)

**Bedroom 1**  
3.61m max x 3.05m (11'10" max x 10')

**Bedroom 2**  
2.44m x 2.44m (8' x 8')

**Bathroom**  
2.21m x 1.70m (7'3" x 5'7")

### Storage Facility

71 Union Close is a modern, purpose-built apartment constructed by a reputable local building firm just over 10 years ago. South-facing and situated at the end of a cul-de-sac, this well-presented home benefits from PVC double glazing and gas-fired radiator central heating. Phillips Smith & Dunn are delighted to be appointed as marketing agents for this superb property, which is ideally suited to a variety of buyers - whether as a holiday home, investment opportunity, retirement property, or first-time purchase. An early internal inspection is highly recommended to avoid disappointment.

The accommodation briefly comprises a spacious communal entrance hall with stairs leading to the upper floor. A door opens into the private entrance hall, which features a door-entry phone system, a useful storage cupboard, and a ceiling hatch providing access to the loft space. The open-plan living/dining/kitchen area is light and airy, with a Juliet balcony to the front elevation. The kitchen offers ample storage and a range of integrated appliances. There are two bedrooms and a well-appointed three-piece bathroom.

Bideford is a popular town and working port, with the town centre within walking distance of the property. Located on the banks of the River Torridge, the town offers a good selection of amenities, including a range of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 (Atlantic Highway) offers easy access to Barnstaple, North Devon's regional centre, which provides the area's main shopping, business, and commercial facilities.

## Outside

The property is set within well-maintained communal gardens and grounds. To the front of the apartment there is a designated parking space (No. 8), with additional unrestricted on-road parking available nearby. On the lower ground floor, there is a useful storage facility for the apartment, accessible both internally and externally, which is ideally suited for storing bicycles, surfboards, and similar items.

AGENT'S NOTE – The property is held on the balance of a 999-year lease granted in 2015, with an annual service charge of approximately £950, payable to cover the upkeep and maintenance of the communal areas of the development. This charge also includes buildings insurance. The sellers advise that there are no pet restrictions within the development.



## Services -

All mains connected.

## Council Tax band

B

## EPC Rating - TBA

## Tenure

Leasehold

## Viewings

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

