Bond Oxborough Phillips

*Changing Lifestyles*

41 Geneva Court
Bideford
Devon
EX39 3BQ

# Asking Price: £135,000 Leasehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

41 Geneva Court, Bideford, Devon, EX39 3BQ

# A SPACIOUS GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE ENTRANCE

- 2 Bedrooms
- Bright Living Room
- Well-equipped Kitchen with space to dine
- Modern Shower Room with large walk-in enclosure & stylish fittings
- Allocated parking space directly in front of the building
- With a practical layout & appealing design, this delightful apartment is well worth a viewing

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

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**Positioned on the ground floor of an attractive building, this spacious 2 Bedroom apartment offers a superb opportunity for first time buyers or couples seeking well-balanced accommodation with the added convenience of an allocated parking space directly to the front.**

**A generous and light-filled communal entrance hall provides a welcoming first impression, while the private entrance to the apartment opens into a hallway complete with useful storage housing the hot water tank. The living room is beautifully presented and enjoys a bright, airy feel, complemented by a wall mounted electric heater. The kitchen is well-equipped with a range of eye and base level cabinets and space for appliances such as fridge, washing machine and electric cooker. There is also ample room for a table to turn this room into a sociable dining or breakfast area. Both bedrooms are of good proportions and benefit from built-in wardrobes and electric heating, while the contemporary shower room features a large walk-in double enclosure, cabinet mounted wash hand basin and hidden cistern WC.**

**With a practical layout and appealing design, this delightful apartment is well worth a viewing.**

**Council Tax Band**
A - Torridge District Council

**Agents Note**
The flat has a 990-year lease which commenced in 1990.
The Service Charge, which includes buildings insurance, is currently £70.83 per month.



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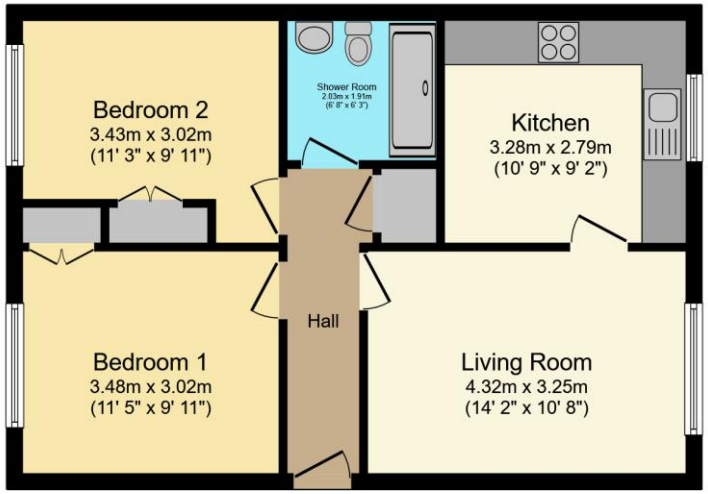


Floor Plan

Floor area 55.2 sq.m. (594 sq.ft.)

Total floor area: 55.2 sq.m. (594 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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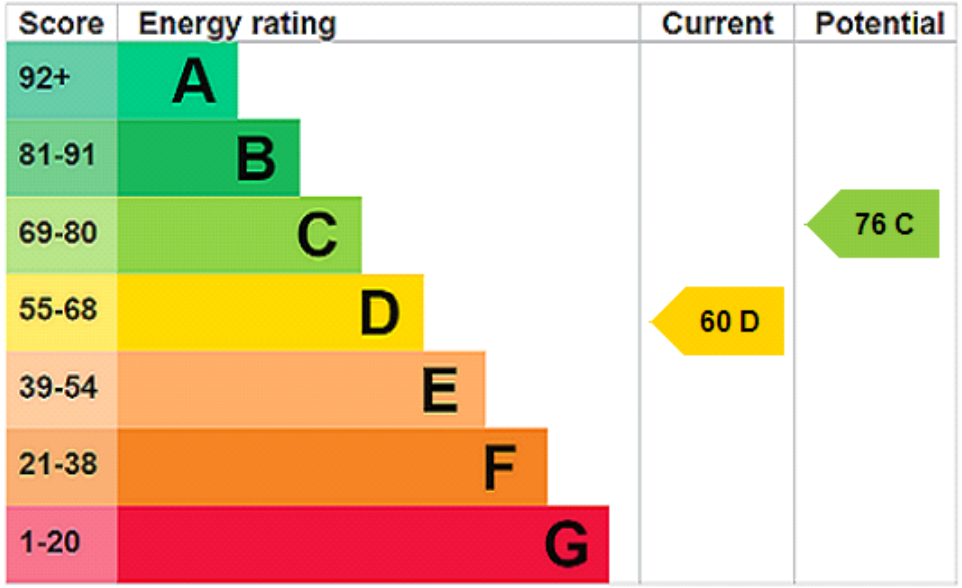


We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

## Directions

From Bideford Quay, proceed up the main High Street turning left at the top and continue through Old Town. At the pedestrian crossing, continue straight onto Clovelly Road taking the first right hand turning into Geneva Place. At the end of this road, turn left. Number 41 Geneva Court will be found on your left hand side clearly displaying a numberplate.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



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