



Bond
Oxborough
Phillips

Changing Lifestyles

3 St. Marys Flats
Buttgarden Street
Bideford
Devon
EX39 2AY

Asking Price: £75,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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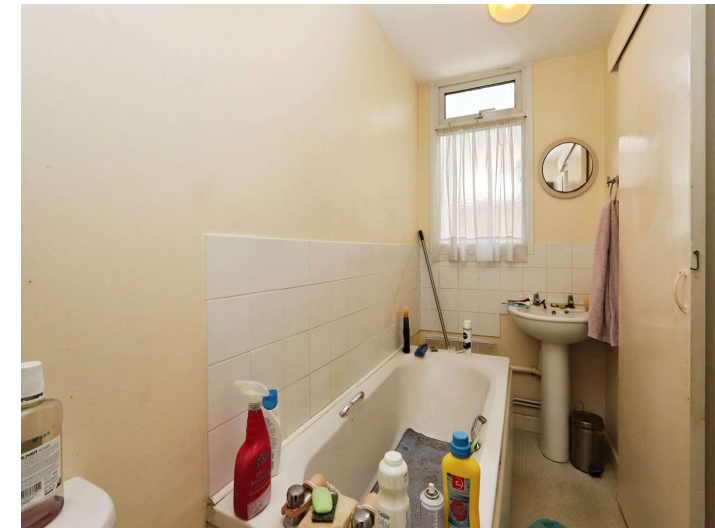
A FIRST FLOOR FLAT LOCATED JUST A SHORT WALK FROM THE HIGH STREET & THE QUAYSIDE



- 1 Bedroom
- Fitted Kitchen & Bathroom suite
- Generous Living Room spanning the full width of the flat
- Would benefit from general modernisation
 - No allocated parking but public parking options are available nearby
 - No onward chain
- An excellent opportunity for cash investors or buyers looking to add value



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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Situated within Bideford's historic Old Town, just a short walk from the High Street and Quay, this first floor flat forms part of the St Marys Flats - a centrally located block offering level access to everyday amenities.

Number 3 is positioned on the street-facing side of the building and represents a rare opportunity to acquire a freehold flat, making it particularly appealing for those seeking a long-term rental investment or an affordable town base.

The flat is accessed via a shared entrance and staircase, leading to a private front door that opens into a central hallway. To the left, you'll find a fitted kitchen and a comfortable double bedroom, while the bathroom suite is located to the right. At the end of the hallway, the property opens into a generous living room which spans the full width of the flat. A characterful archway at the far end connects back into the kitchen, giving the living space a semi-open-plan feel and helping to create a more connected layout.

The property is currently tenanted and would benefit from general modernisation, but offers solid potential for enhancement. Please note there is no allocated parking, although public parking options are available nearby.

With no onward chain and the rare advantage of being a freehold flat, this is an excellent opportunity for cash investors or buyers looking to add value. Early viewing is recommended.

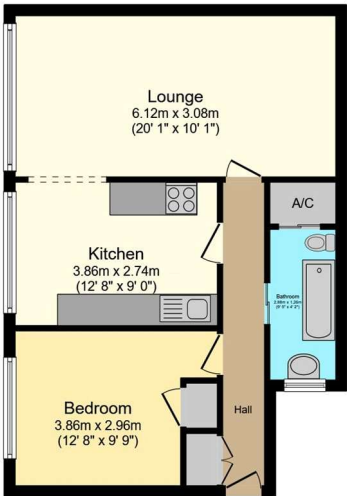
Council Tax Band

A - Torridge District Council

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Floor Plan
Floor area 52.2 sq.m. (562 sq.ft.)

Total floor area: 52.2 sq.m. (562 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](#)



Directions

From Bideford Quay, proceed up the main High Street taking the second left hand turning onto Grenville Street. At the junction, continue straight on passing the left hand turning onto Bridge Street. Continue onto Buttgarden Street to where the flat will be situated approximately half way along on your left hand side clearly displaying a numberplate.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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