



Bond
Oxborough
Phillips

Changing Lifestyles

6 Bay View Court
Bay View Road
Northam
Bideford
Devon
EX39 1TJ

Asking Price: £164,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

6 Bay View Court, Bay View Road, Northam, Bideford, Devon, EX39 1TJ

A WELL-PRESENTED FIRST FLOOR APARTMENT WITH PARKING & COMMUNAL GROUNDS



- 2 Bedrooms

- Spacious Living Room with large window
- Modern Kitchen with integrated appliances
 - Stylish updated Shower Room
- Light and airy accommodation with high ceilings throughout
 - Allocated parking & visitors' spaces
- Communal grounds & bin / recycling store
 - Electric heating



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Situated within the ever-popular and highly sought after Bay View Road, this attractive first floor 2 Bedroom apartment forms part of a small and select development of houses and apartments, enjoying a peaceful setting in one of the area's most desirable locations. The apartment has been thoroughly improved by the current owner and is presented in smart, tasteful order throughout, with recent enhancements including redecoration and new carpets, making it a very appealing home for those seeking something ready to move straight into.

The property is approached via a Communal Entrance Hall with stairs rising to the first floor where the apartment is found. Once inside, the accommodation immediately feels light and airy, helped greatly by the notably high ceilings which run throughout and add to the overall sense of space. The Living Room is a particularly pleasing room, well-proportioned and comfortable, with a large double glazed window allowing in plenty of natural light.

Positioned directly opposite is the Kitchen, which, whilst compact, is well-designed and well-equipped, offering a range of grey base and eye-level cabinets with matching drawers, woodblock-style work surfaces and stylish splashbacking. There is a built-in oven and hob with extractor over and a built-in washing machine.

The Main Bedroom is a good sized double room with a double glazed window and fitted contemporary-style wardrobes arranged to either side of the bed, together with useful overhead storage. A further thoughtful addition is the ceiling light which is also equipped with a fan, enhancing comfort particularly during warmer months. The Second Bedroom is also a very useable room, suitable as a small double, guest room, home office or dressing room, and benefits from a double glazed window to the front as well as access to a large storage cupboard. The Shower Room has been stylishly updated and comprises a WC, pedestal wash hand basin, heated towel rail and a corner shower enclosure with both rainfall shower and hand attachment.

Externally, the property benefits from well-maintained communal grounds along with an allocated parking space and additional visitors' parking. There is also a useful bin and recycling store for residents. Further benefits include electric wall mounted radiators and the enjoyment of some sea views from the front of the property.

Altogether, this is a very well-presented apartment in a quiet yet convenient setting, ideal for those seeking a comfortable home close to amenities and within a highly regarded location. An internal viewing is strongly recommended to fully appreciate all that is on offer here.

Council Tax Band

B - Torridge District Council

Agents Note

The property is held on the balance of a 125-year lease commencing from April 1992.

A management company, Bay View Court Management Company Ltd, has been established and, together with Peninsula Management South West, is responsible for the upkeep of the building's exterior and communal areas, as well as the provision of buildings insurance. Each apartment owner holds a share in the management company.

The current annual service charge is £1,280, which includes the ground rent.

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Floor Plan
Floor area 54.4 sq.m. (585 sq.ft.)



Total floor area: 54.4 sq.m. (585 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam proceeding straight across the Heywood Road roundabout. Follow this road bypassing the right hand turning for the village of Northam and turn left onto Bay View Road. Take the next left hand turning into Bay View Court. One of our agents will meet you here and take you to the property.

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.

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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