Bond Oxborough Phillips

Changing Lifestyles

66 Union Close
Bideford
Devon
EX39 3FE

Asking Price: £125,000
Leasehold





Changing Lifestyles

01237 479 999
bideford@boppproperty.com

66 Union Close, Bideford, Devon, EX39 3FE

A TOP FLOOR FLAT WITH OPEN-PLAN LIVING & JULIET BALCONY

- 2 Bedrooms
- Bright, open-plan Living / Dining Room with Juliet Balcony enjoying an open outlook
- Contemporary fitted Kitchen
- Bathroom with overhead shower
- Gas central heating & double glazing
- Small low-rise residential development
- Combining convenience, presentation & sensible accommodation











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Situated within a convenient and established residential area of Bideford, this 2 Bedroom top floor flat offers well-presented, low-maintenance accommodation and represents an excellent opportunity for first-time buyers, investment purchasers or those seeking an easily managed home within reach of the town centre.

The property occupies a top floor position within a small low-rise development, giving it a pleasing sense of privacy along with an elevated outlook. The accommodation is arranged from a central Hallway, which provides access to all rooms and creates a practical, easy-flowing layout.

The main Reception Room is a particularly appealing feature, offering a bright and spacious open-plan living and dining area. Dual-aspect glazing and Juliet balcony doors allow plenty of natural light into the room while framing an open outlook across nearby allotments and the surrounding area. This is a comfortable and versatile space with room for both seating and dining furniture.

The Kitchen is positioned just off the main living area and is fitted with a contemporary range of units, work surfaces and integrated appliances, providing a practical and efficient workspace while remaining neatly connected to the living accommodation.

There are 2 well-proportioned Bedrooms. Bedroom 1 is a comfortable double room, while Bedroom 2 offers excellent flexibility and would suit use as a guest bedroom, nursery, dressing room or home office, depending on requirements. The Bathroom is fitted with a white suite, including a bath with overhead shower, and is presented in a neutral, well-maintained style.

The property further benefits from gas central heating and double glazing throughout. Parking provision is noted within the supplied details, adding further practicality for day-to-day living.

Union Close is well placed for access to Bideford town centre, with its range of shops, cafés, everyday amenities and popular Pannier Market, while still offering a peaceful residential feel.

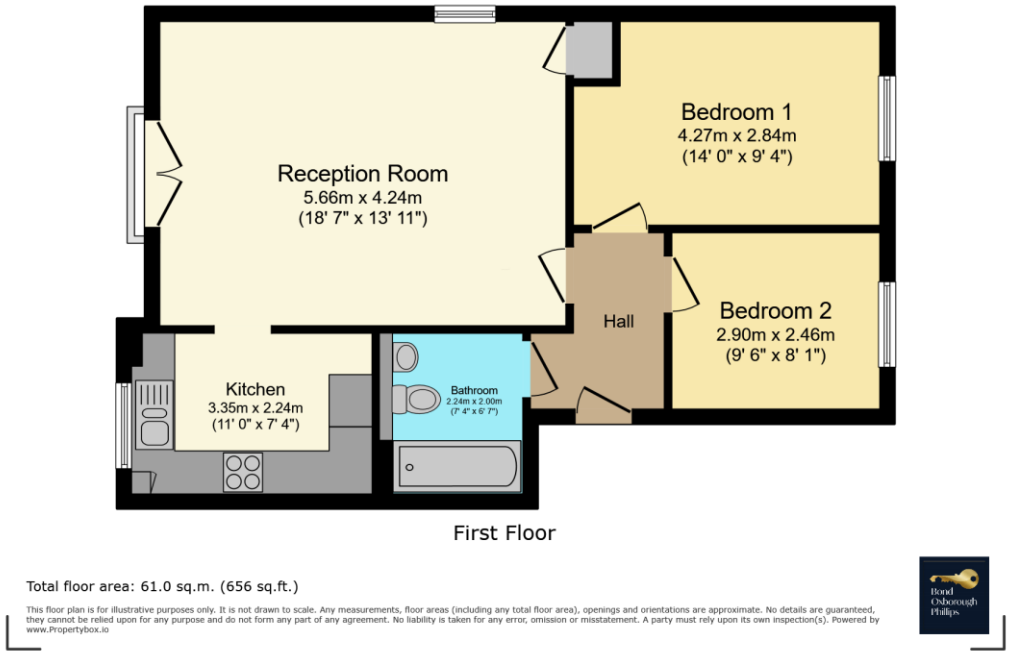
Combining convenience, presentation and sensible accommodation, this top floor flat is a strong option for buyers seeking an affordable home or investment opportunity in Bideford.

Artificial Intelligence
Some images in this listing have been digitally altered using A.I. for presentation purposes, including virtual furnishing. These images are intended to help illustrate how the property could look when furnished. No changes have been made to the property's layout, structure, windows, doors, flooring, tiling, kitchen units, fixtures or fittings. Furniture and decorative items shown in A.I.-altered images may not be included in the sale or present at viewing.

Leasehold
Remainder of a 199-year lease, commencing January 2008; Ground Rent £120pa; Service Charge £2506.30pa.

Council Tax Band
B - Torridge District Council

66 Union Close, Bideford, Devon, EX39 3FE



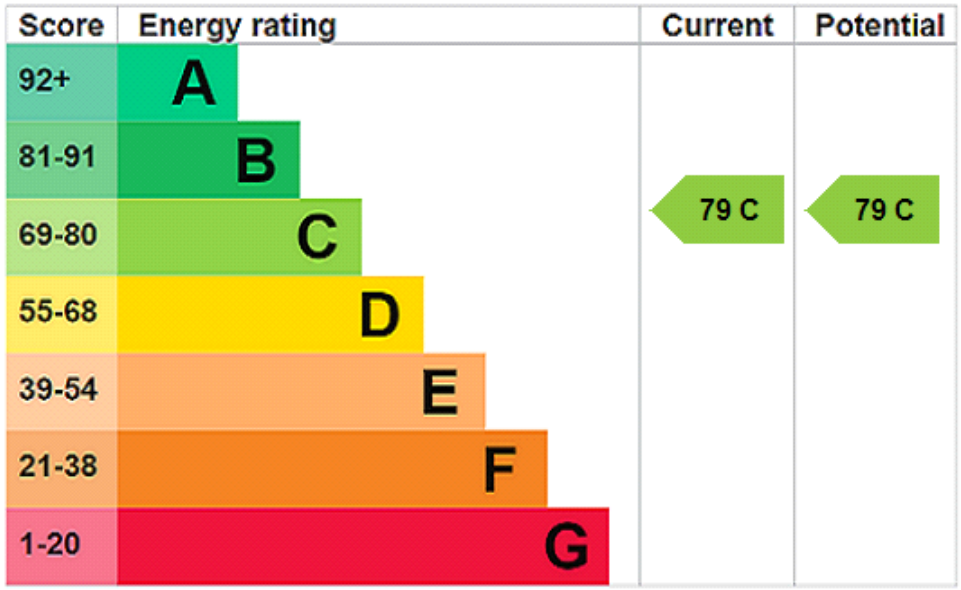
First Floor

Total floor area: 61.0 sq.m. (656 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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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.



Directions

From Bideford Quay proceed up the High Street. At the very top, turn left and proceed through Old Town passing the Fire Station on your left hand side. At the junction, continue straight on. Take the first left hand turning into Union Close. Proceed into the development and bear to your right and then right and right again to where number 66 will be located from its number plate at the communal door.

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.