



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

46 Union Close  
Bideford  
Devon  
EX39 3FE

**Asking Price: £135,000 Leasehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

46 Union Close, Bideford, Devon, EX39 3FE

## A VERY IMPRESSIVE SECOND FLOOR APARTMENT WITH A GARAGE



- 2 Bedrooms

- Fantastic open-plan Living Room with French doors opening to a Juliette Balcony that provides a great view
  - Contemporary Kitchen with built-in appliances
    - Attractive Bathroom
      - Plenty of built-in cupboards & wardrobes
      - Nearby Garage & communal parking bays
  - Situated in close proximity to Bideford Town Centre
    - An excellent option for first time buyers, small families or buy-to-let investors



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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## Changing Lifestyles

This is a very impressive Second Floor apartment offering particularly generous and comfortable living space as this property is built into the corner of the building.

The apartment has a fantastic open-plan Living Room with space for various lounging and dining configurations. French doors open to a Juliette Balcony that provides a great view but also allows the fresh air in on those breezy summer days. The Living Room opens to a lovely contemporary Kitchen which has a built-in oven and hob as well as a washer / dryer and space for a fridge / freezer. Both Bedrooms are doubles and, again, have that bit of extra space due to being built into the corner of the building. There is an attractive Bathroom and plenty of built-in cupboards and wardrobes.

This apartment comes with a nearby Garage which could provide additional storage or a handy place to keep the car or bike. There is also the convenience of communal parking bays, ensuring a range of parking options.

This apartment is situated in close proximity to Bideford Town Centre, providing easy access to a wide range of amenities as well as the quay and the park.

This is an excellent option for first time buyers, small families as well as those looking for a buy-to-let investment. Don't miss out on the opportunity to see this attractive and versatile apartment.

### Agents Note

The property has the balance of an original 999-year Lease. Maintenance Charge - approximately £1200.00 per annum to include Buildings Insurance and Ground Rent.

Please note the development is due to introduce an automatic numberplate registration scheme to ensure that the plentiful parking is for the benefits of the residents only.

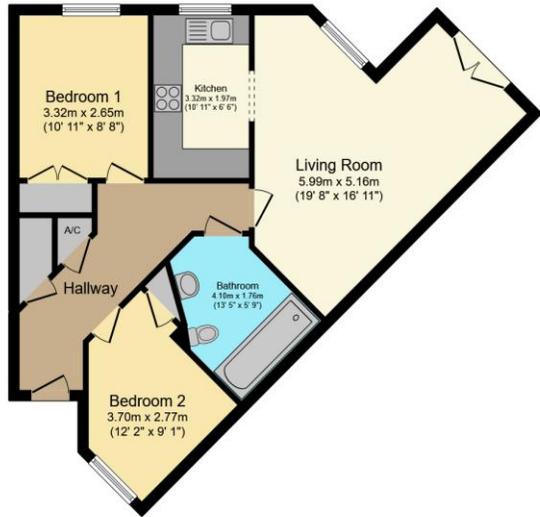
### Council Tax Band

B - Torridge District Council



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Floor Plan

Floor area 64.2 m<sup>2</sup> (691 sq.ft.)

TOTAL: 64.2 m<sup>2</sup> (691 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

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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 46 will be found clearly identified by a numberplate.

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.