



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 10 Wooder Wharf  
New Road  
Bideford  
Devon  
EX39 5AA

**Asking Price: £250,000 Leasehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

Flat 10 Wooder Wharf, New Road, Bideford, Devon, EX39 5AA

## A GROUND FLOOR WATERSIDE APARTMENT



- 2 Bedrooms
- Modern & spacious living with riverside balcony
  - Stunning southerly views across the River Torridge
- Quality fitted Kitchen
  - Bathroom & separate Cloakroom
  - Gas fired central heating
  - Garage & private parking
- Sought-after development by the river
- Level walk to Bideford Town Centre & Quayside
  - No onward chain



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## Overview

**A rare opportunity to purchase this beautifully presented 2 Bedroom riverside apartment for sale in Bideford, set on the ground floor of the highly regarded Wooder Wharf waterside development. Enjoying a southerly aspect with panoramic views over the River Torridge, this spacious and modern home is ideally located within a level walk of Bideford Town Centre and the Quayside.**

**Built in the late 1990s by local specialists Grenco Ltd, renowned for their exceptional riverside developments, this apartment combines contemporary living with one of the best riverside settings in the area.**

**The property features a bright, open-plan Living / Dining / Kitchen area with large sliding doors opening onto a private balcony overlooking the River Torridge – perfect for morning coffee or evening relaxation. The Kitchen is fitted with a Rangemaster range style cooker, integrated appliances, black granite effect worktops and painted solid wood cabinet doors for a stylish and durable finish.**

**There are 2 double Bedrooms, both generous in size, with triple and double glazed windows for excellent insulation and comfort. An upgraded Bathroom with a modern white suite, alongside a separate Cloakroom, adds to the property's appeal. The apartment benefits from gas central heating and a secure intercom entry system, and is set within well-maintained communal gardens.**

**Externally, the apartment comes with a Single Garage and private parking directly to the front, making this an ideal low-maintenance property for downsizers, retirees or those seeking a holiday home in Bideford.**

**This property is offered for sale with no onward chain, allowing for immediate purchase and early completion.**

**Garage** – 16'7" x 7'9" (5.05m x 2.36m)

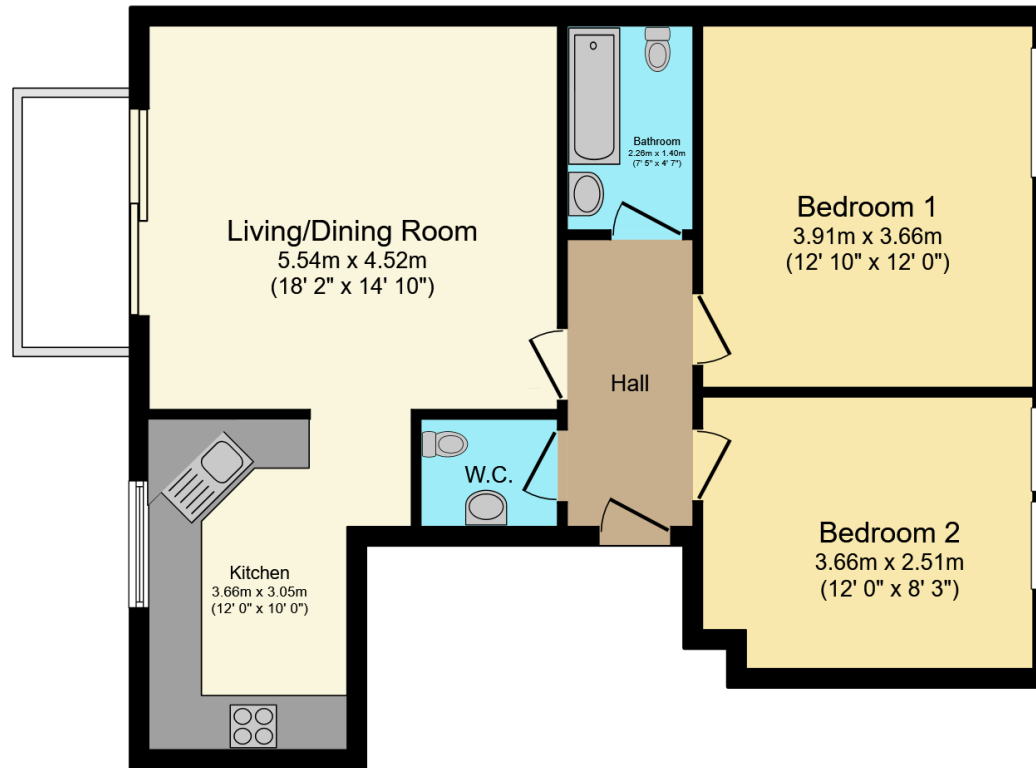
With up and over door and hardstanding immediately to the front.

### Council Tax Band

D – Torridge District Council

### Agents Note

The property is held on the balance of a 999-year Lease which commenced in 1998



Total floor area: 65.1 sq.m. (700 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](http://www.Propertybox.io)





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## Area Information

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.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

## Directions

From Bideford Quay proceed towards The Old Bridge. At the roundabout, continue straight across and Wooder Wharf will be found just on your left hand side before the next roundabout. Enter the first parking area and park in front of garage number 10. The apartment entrance is roadside facing.

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 and 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 available 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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# We are here to help you find and buy your new home...

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Devon

EX39 2PS

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## 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	