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Changing Lifestyles

Flat 3 Wooder Wharf
New Road
Bideford
Devon
EX39 5AA

Guide Price: £325,000
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Flat 3 Wooder Wharf, New Road, Bideford, Devon, EX39 5AA

A BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT



- 3 double Bedrooms (1 with En-suite & fitted wardrobes)
- Spacious open-plan Living / Dining Room with French doors
- Private Balcony with peaceful river views
 - Modern fitted Kitchen
- Garage with solar-powered door & off-road parking
- Communal lawned gardens with riverside bench
- Strong resident community with no holiday lets
 - Occasional short-term letting permitted
 - No onward chain



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Overview

Set within the prestigious and rarely available Wooder Wharf development, this beautifully presented First Floor apartment offers a superb lifestyle opportunity on the banks of the River Torridge. Perfectly positioned within level walking distance of Bideford's vibrant town centre, this 3 Bedroom home combines waterside tranquillity with everyday convenience.

As you step into the spacious and light-filled interior, you are greeted by a generous Reception Hall boasting ample storage via 2 large cupboards and providing access to an open-plan Lounge and Dining area that leads onto a private Balcony – the ideal spot for morning coffee or evening relaxation with river views. The modern Kitchen is well-equipped with quality integrated appliances, while the 3 double Bedrooms (including a principal with En-Suite and bespoke wardrobes) ensure comfort and space for family or guests. A separate and spacious contemporary style Shower Room completes the accommodation.

What truly sets this home apart is the sense of community. Residents enjoy access to communal lawned gardens, complete with a charming bench where neighbours often gather, share stories, or simply sit back and enjoy the ever-changing river vista. Additional communal features include a dedicated clothes drying area and recycling / waste storage zones, helping to maintain the development's tidy and considerate feel.

A key benefit to residents is the restriction on holiday lets, preserving the peaceful, owner-occupied feel of the development, while still allowing short-term letting options – offering flexibility without compromising the atmosphere.

With a private Garage (with a solar-powered up-and-over door), driveway parking, acoustic double glazing, and a share of Freehold, this is a home that delivers in both lifestyle and value. The garage also features a useful mezzanine-style storage level, offering excellent additional storage capacity. Whether you're seeking a permanent home, a peaceful retreat or a stylish base in North Devon, this riverside gem is not to be missed.

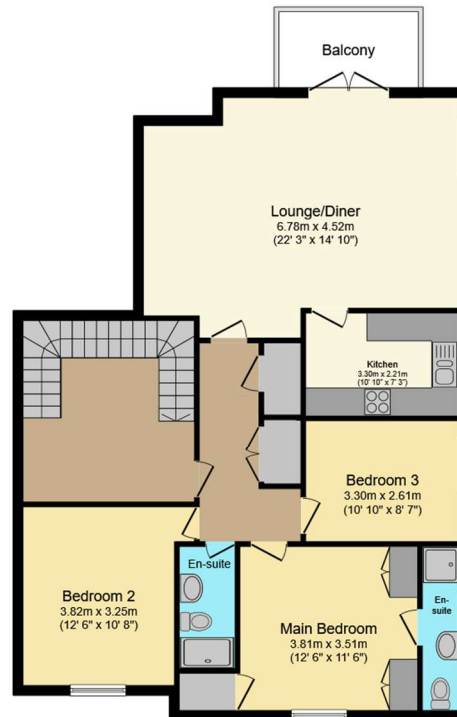
Useful Information

Service charge: £1400.00 (payable annually) which includes the building insurance, maintenance and upkeep of all communal areas

Each flat owns a seventeenth share of the Freehold

Council Tax Band

D - Torridge District Council

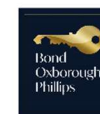


Floor Plan

Floor area 107.9 sq.m. (1,162 sq.ft.)

Total floor area: 107.9 sq.m. (1,162 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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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 in a westerly direction towards Torrington. When you reach the mini roundabout, with the Old Bridge on your left, proceed straight across to the next mini roundabout to where Wooder Wharf will be located on your left hand side. Proceed across the roundabout bearing left and drive into Wooder Wharf to where the garage for number 3 is located on your right hand side with parking to the front of it. The entrance to the property is then identifiable.

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.

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

