



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 4 Old School House
Belvoir Road
Bideford
Devon
EX39 3JP

Guide Price: £175,000
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com



A BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT

- 2 Bedrooms
- Occupying a peaceful, central setting
- Stylish, open-plan Kitchen / Dining / Living Room
- High-spec Kitchen with integrated appliances & sleek worktops
 - Contemporary Bathroom
- 2 allocated parking spaces, including a covered Carport
 - Attractive sunken communal garden
 - Secure bike store & communal bin area
 - No onward chain



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.



Flat 4 Old School House, Belvoir Road, Bideford, Devon, EX39 3JP

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Set in a peaceful and idyllic location just a short walk from the heart of town, this beautifully presented 2 Bedroom First Floor apartment combines character and charm with stylish modern living. Situated in the grounds of a former school building, the property offers a unique lifestyle opportunity in a quiet yet highly convenient position.

Inside, the apartment is both light and spacious. The impressive open-plan living area seamlessly incorporates a contemporary Kitchen, a Dining space and a comfortable Lounge, all finished to a high standard. The Kitchen comes well-equipped with integrated appliances, sleek cabinetry and generous worktop space, making it ideal for both everyday cooking and entertaining.

Both Bedrooms are well-proportioned, with the Principal Bedroom featuring deep fitted double wardrobes for excellent storage. The Bathroom continues the modern theme, boasting a stylish suite with elegant tiling and luxury fixtures.

Externally, the property benefits from two allocated parking spaces – one of which is covered by a Carport, a rarely available addition that adds extra practicality and appeal. The sunken communal garden provides a peaceful outdoor space to unwind, and is also ideal for morning yoga or simply enjoying some fresh air. Residents also enjoy access to a secure bike shed and a shared bin store, all set within well-maintained communal grounds.

This exceptional apartment is offered for sale with no onward chain and will appeal to a wide range of buyers, from investors to first time buyers or professionals seeking a low-maintenance home in a sought-after location.

Council Tax Band

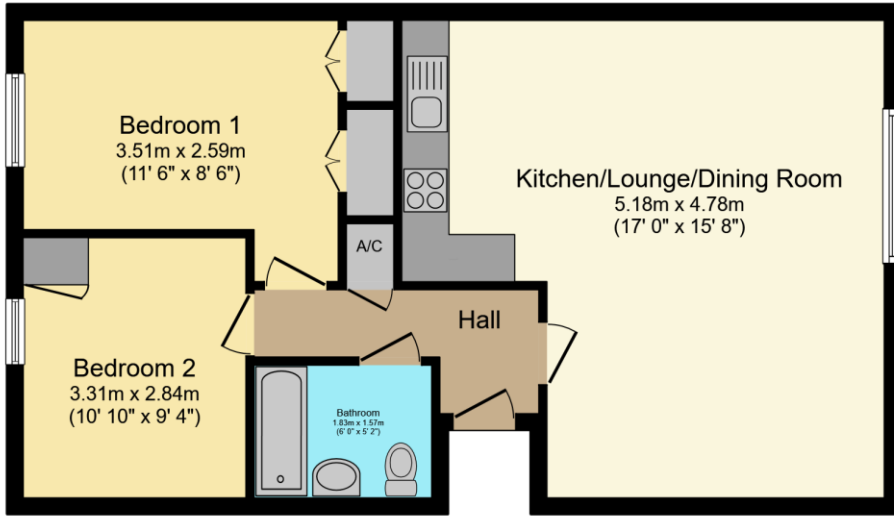
B - Torridge District Council

Agents Notes

The property was completed in 2018. 992 years remain of the original 999-year Lease. Service Charge - £1080.00 per annum (payable monthly). Ground Rent - £250.00 per annum (payable in June and December). The Wright Property Barnstaple manage the maintenance of the property including the communal areas and gardens. There is a builders guarantee. Share of the Freehold. It should be noted that pets are NOT allowed due to Lease conditions.



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Total floor area: 65.0 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the main High Street turning left at the very top and take the first right hand turning onto Abbotsham Road. Continue past the Hospital and take the first right hand turning onto Belvoir Road. Approximately half way down the road on your right hand side will be the apartment building. Flat 4 Old School House will be 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.

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