



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Ethelwynne Brown Close  
Bideford  
Devon  
EX39 4RH

**Asking Price: £135,000**  
**Leasehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

9 Ethelwynne Brown Close, Bideford, Devon, EX39 4RH

A GROUND FLOOR RIVERSIDE APARTMENT ENJOYING SUPERB VIEWS OF THE RIVER TORRIDGE



- 1 Bedroom with fitted mirrored wardrobes
- Bright Living Room with doors opening onto the communal garden
  - Ample storage
- Well-arranged Kitchen with appliances included
  - Modern Bathroom
- Communal parking for residents & visitors
- Level walk to Bideford Town Centre, Tarka Trail, shops & bus routes
  - No onward chain



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Situated in Ethelwynne Brown Close and enjoying a truly special riverside setting, this is a rare and exciting opportunity to acquire a ground floor apartment in one of Bideford's most scenic positions. Believed to be the only flat within the development ever to have previously come to the market, the property offers a unique chance for buyers to secure a home in an exceptional location, just a short level walk from Bideford Town Centre, the picturesque Tarka Trail, nearby bus routes and a range of everyday amenities.

The flat is accessed via a communal entrance door which leads to a well-kept communal hallway. A solid composite front door then opens into the apartment itself, where a particularly generous Entrance Hall immediately sets the tone for the spacious feel within. Wood laminate flooring adds a practical and attractive finish, while a superb shelved storage cupboard with hanging space provides an excellent and surprisingly substantial area for coats, shoes and household essentials. In addition, there is a further smaller airing cupboard accessed from the hallway, providing useful additional storage.

The Kitchen is notably long and well-arranged, with potential space for a small breakfast table, making it both functional and versatile. It is fitted with a range of eye and base level cupboards with matching drawers, work surfaces with tiled splashback, a single bowl sink and drainer with mixer tap, and includes both a Hotpoint washing machine and a Belling cooker within the sale. There is also space for a fridge / freezer, while a Worcester gas fired combination boiler is mounted neatly to the wall. A window to the front aspect allows in natural light and gives the room a pleasant outlook.

The Bedroom is a comfortable double room and benefits from a UPVC double glazed window along with an extensive fitted wardrobe with mirrored fronts, offering excellent built-in storage. The Bathroom has been presented in a modern and contemporary style, being largely tiled and fitted with a dual flush WC, a wall mounted wash hand basin with mixer tap and a P-shaped bath with rainfall shower over and additional hand shower attachment. A mirrored storage cupboard further enhances the practicality of the space.

The Living Room is undoubtedly one of the standout features of the apartment, being a bright and inviting room with sliding doors opening directly onto the communal rear garden. From here, and even from a seated position inside, there are fantastic river views across towards the town of Bideford itself, creating a wonderful backdrop to everyday living. Immediately outside the living room doors there is also a small area to sit out and relax, providing the perfect spot to enjoy the fresh air while admiring the impressive river views.

Offered to the market with the added advantage of no onward chain, the apartment also benefits from communal parking bays for both residents and visitors. With its exceptional riverside position, rarity of availability, spacious accommodation and easy access to the town and surrounding beauty spots, this is a genuinely unique property that stands apart from the competition and should be viewed without delay.

#### **Council Tax Band**

A - Torridge District Council

#### **Agents Notes**

We are pleased to advise that this property can be both holiday and long let.

Pets are allowed.

There is a £19 monthly maintenance/service charge, this can vary a little each year depending on the works that are required to be carried out.

The property is managed by Westward Housing.

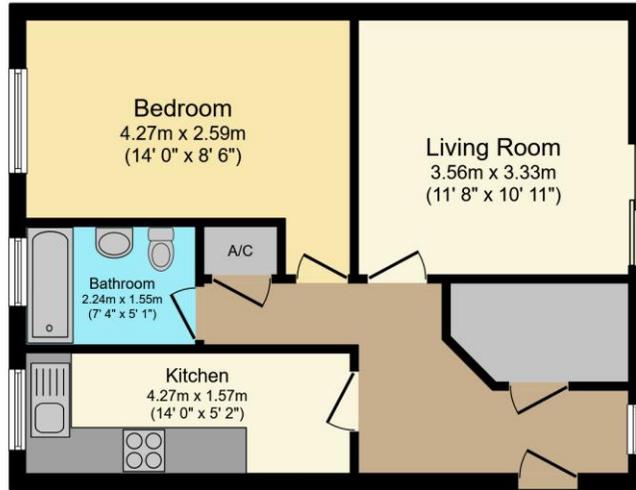
95-years remain on the lease.

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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.



Floor Plan

Floor area 46.9 sq.m. (504 sq.ft.)

Total floor area: 46.9 sq.m. (504 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](http://www.Propertybox.ie)



EPC TO FOLLOW

## Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, turn left in the direction of Barnstaple. Proceed past Wooda Surgery then turn immediately left into Ethelwynne Brown Close. Proceed along to where number 9 will be situated on your left hand side clearly displaying 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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