



Bond
Oxborough
Phillips

Changing Lifestyles

8 Lilybridge
Northam
Bideford
Devon
EX39 1TL

Asking Price: £125,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

8 Lilybridge, Northam, Bideford, Devon, EX39 1TL



A FIRST FLOOR OVER 55's RETIREMENT APARTMENT

- 2 Bedrooms
- Lounge enjoying views across the Northam Burrows Country Park & the sea beyond
 - Well-appointed fitted Kitchen
 - Generous Bathroom suite
- Velux windows in all the major rooms flooding in as much natural light as possible
- Suitable as a permanent residence or second home
 - On-site Development Manager (Mon-Fri)
 - 24-hour emergency monitoring system
- Immaculately maintained communal gardens & grounds
- Conveniently situated close to Northam village amenities



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Situated within the highly regarded Lilybridge retirement development in the sought-after village of Northam, this beautifully presented 2 Bedroom First Floor apartment offers a thoughtfully reconfigured layout designed to maximise both practicality and outlook.

The property's standout feature is the Lounge, which takes full advantage of the attractive views across Northam Burrows Country Park and the sea beyond, creating a bright and welcoming living space.

Further accommodation comprises, 2 generous Bedrooms, a well-appointed fitted Kitchen and a well-proportioned Bathroom.

Lilybridge is an exclusive retirement development of just 28 apartments and bungalows, set within beautifully maintained communal gardens and grounds, offering peaceful surroundings whilst remaining conveniently close to the amenities of Northam village and many scenic coastal and countryside walks.

The development is specifically designed for the active over-55s and benefits from an on-site Development Manager (office hours Monday to Friday, 9am-1pm) together with a 24-hour Appello emergency call monitoring system, providing added reassurance for residents and families alike.

Unusually for a retirement development, the property may be used as either a permanent residence or second home, subject to the relevant age restrictions being met.

Council Tax Band

B - Torridge District Council

Agents Note

Leasehold – Balance of a 125-year lease commencing 1 October 1989

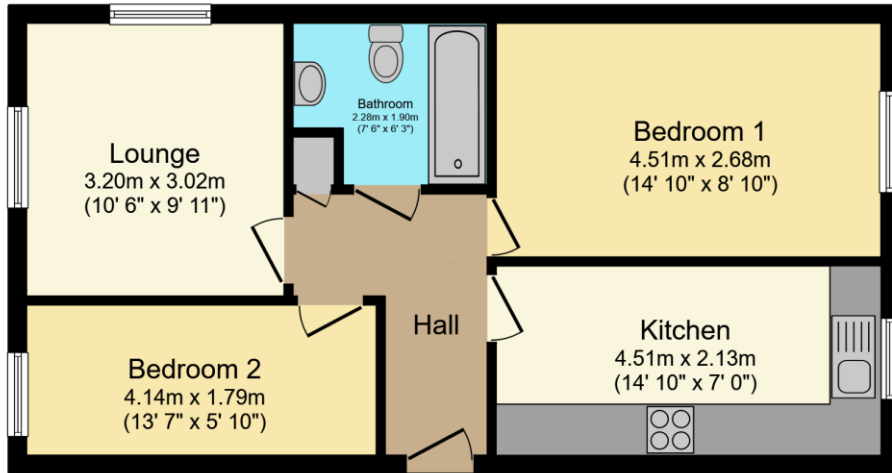
Ground Rent: £75 per annum

Service Charge: Approximately £217.30 per month, including buildings insurance, communal maintenance, garden upkeep, window cleaning, central monitoring system and on-site manager

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Floor Plan
Floor area 50.7 sq.m. (546 sq.ft.)

Total floor area: 50.7 sq.m. (546 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		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed in the direction of Northam. Proceed straight across at the Heywood Road roundabout and continue uphill. At the brow of the hill, take the right hand turning into Northam Village and continue through The Square. Continue straight over and down onto Diddywell Road. Proceed for a short distance to where Lilybridge will be situated on your left hand side clearly signposted. Apartment 8 will be situated on your left hand side as you enter the development.

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.

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