



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 1  
14a Allhalland Street  
Bideford  
Devon  
EX39 2JD

**Asking Price: £85,000 Leasehold**



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01237 479 999  
bideford@boproperty.com



Flat 1, 14a Allhalland Street, Bideford, Devon, EX39 2JD

## A SUPERIOR SIZE FIRST FLOOR APARTMENT



- 1 double Bedroom

- Appealing to first time buyers & investors alike
- Centrally located in the heart of Bideford with convenient access to the Quayside, local shops & amenities
- Spacious Lounge, fitted Kitchen & good size Bathroom
  - No onward chain
- An early viewing is advised to avoid missing out



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 out of the norm 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.



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**Ideal for both first-time buyers and investors, this centrally located First Floor apartment in Bideford offers easy access to the vibrant Quayside and local shops and amenities.**

**Boasting a spacious Lounge area, a well-equipped Kitchen, a generously sized Bedroom and a comfortable Bathroom, this property provides ample living space.**

**With the added advantage of being available for sale without any onward chain, it is highly recommended to arrange a viewing of this impressive apartment.**

### **Solid wood entrance door to:**

### **Communal Entrance Area**

Carpeted stairs rising to First Floor.

### **First Floor**

14a Allhalland Street is located on your left hand side. Solid wood fire safety private entrance door leading to:

### **Lounge - 13'8" (4.17m) x 9' (2.74m) maximum**

Wooden frame sash window with secondary glazing. Fitted carpet, TV point, smoke alarm. Door to Inner Hallway. Door to:

### **Bedroom - 13'8" x 11'6" (4.17m x 3.5m)**

Telephone point, TV point, fitted carpet. Cupboard housing electric meter and fuse board. Large sash picture window with secondary glazing and views over Allhalland Street.

### **Inner Hallway**

Fitted carpet.

### **Bathroom - 5'11" x 6'9" (1.8m x 2.06m)**

3-piece White suite comprising close couple WC, pedestal wash hand basin and bath with electric Mira shower over and shower screen with wall tiling to area. Wood effect vinyl floor covering, wall mounted heater, extractor fan. Obscure Window.

### **Kitchen - 8'4" x 8'7" (2.54m x 2.62m)**

An attractive Kitchen with base and eye level cabinets with matching drawers and single bowl stainless steel sink unit with mixer tap over inset into

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wood block effect work surfaces. Built-in 4-ring electric hob with stainless steel splashbacking and extractor over, built-in electric oven. Space for under-counter fridge and freezer, plumbing for washing machine. Wood effect vinyl floor covering, wall mounted heater. Sash window.

### **Important Information**

- The term of the Lease is until 8 March 2137
- The building is managed by Chapple Property Management
- There is a charge payable of approximately £1,137.00 per annum to include Buildings Insurance, Electricity Usage (communal area), General Repairs and Maintenance, Fire risk Assessment, Fire Checks and the Management Fee

### **Council Tax Band**

A - Torridge District Council

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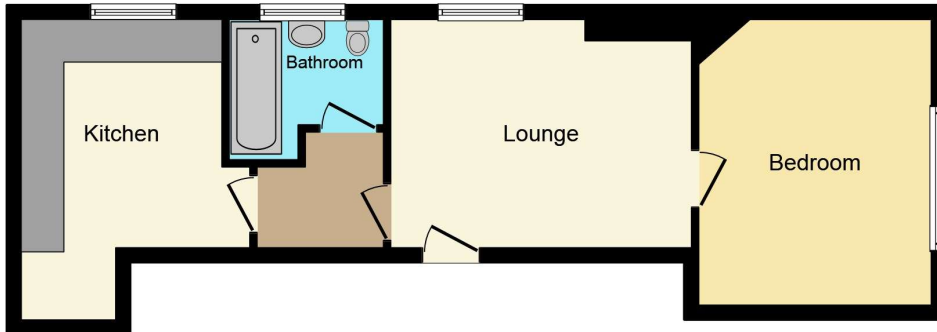
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## Have a property to sell or let?

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

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### Directions

From Bideford Quay proceed on foot up the main High Street and take the first left hand turning onto Allhalland Street. Continue a short distance down the road taking the left hand turning onto Conduit Lane where the property will be found on your left hand side being located above the 'Ashore' retail premises.

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>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>20</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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