



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 1
14a Allhalland Street
Bideford
Devon
EX39 2JD

Auction Guide Price: £30,000
Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

A SUPERIOR SIZE FIRST FLOOR APARTMENT

FOR SALE BY MODERN AUCTION –

T & C's apply

- Subject to Reserve Price • Buyers Fees Apply
- The Modern Method of Auction
 - 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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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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 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

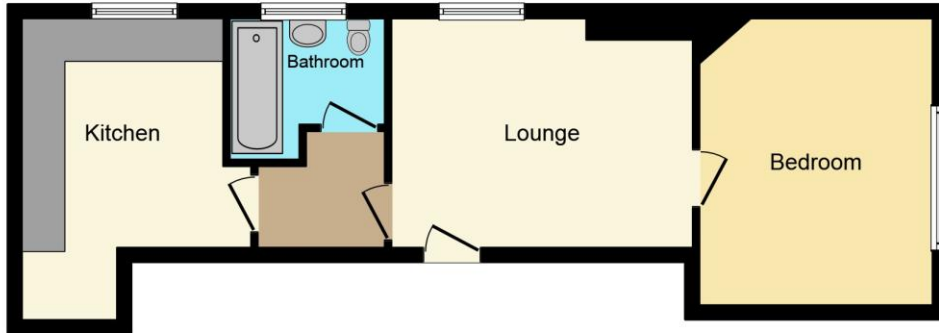
A - Torridge District Council

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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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 20 | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 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.

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.

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