



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 St. Marys Flats  
Buttgarden Street  
Bideford  
Devon  
EX39 2AY

**Asking Price: £93,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**



6 St. Marys Flats, Buttgarden Street, Bideford, Devon, EX39 2AY

## A DECEPTIVELY SPACIOUS SECOND FLOOR PURPOSE-BUILT APARTMENT



- 1 double Bedroom
- Kitchen & spacious Living / Dining Room
- Occupying a central position in the heart of Bideford Town
- Within walking distance of everyday amenities
  - Great views of the town & river
- Ideal as a permanent home or investment proposition
- Early viewing strongly advised to avoid disappointment



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.



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**Occupying a central position in the heart of Bideford Town and within walking distance of everyday amenities, this is an opportunity to acquire a deceptively spacious, 1 double Bedroom Second Floor purpose-built apartment.**

**There are great views of the town and river from the Bedroom, the Kitchen and the spacious Living / Dining Room.**

**Considered to appeal equally as a comfortable permanent home or an ideal investment proposition, the agents would strongly advise an early viewing to avoid disappointment.**

**UPVC double glazed entrance door to property front**

### **Entrance Hall**

Door to useful storage cupboard.

### **Bedroom - 12'2" x 11' (3.7m x 3.35m)**

2 UPVC double glazed windows with exceptional town and river views. Door to fitted cupboard.

### **Bathroom**

UPVC obscure double glazed window. Close couple WC, bath with full wall tiling to area and cabinet mounted wash hand basin. Door to airing cupboard housing hot water tank and slatted shelving.

### **Kitchen - 12'6" x 9'6" (3.8m x 2.9m)**

UPVC double glazed window with great views. Sink and drainer with cupboards below. Freestanding Kitchen units. Space for electric cooker and fridge / freezer. Wood effect vinyl flooring. Opening through to Living / Dining Room.

### **Living / Dining Room - 20' x 10'7" (6.1m x 3.23m)**

UPVC double glazed window providing exceptional town and countryside views. Ample space for various lounging configurations. Fitted carpet, TV point, telephone point.

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### **Outside**

Steps lead up from street level where on-street parking is available on a timed basis. This property is located on the Second Floor.

There are various places to park on surrounding streets, generally on a time restriction. The Honestone Street carpark, which is within a short walk, has options to purchase a permit.

### **Important Information**

There is a quarterly maintenance charge payable which is currently £300.00 to include building insurance, lighting of the communal staircase and exterior maintenance.

### **Council Tax Band**

A - Torridge District Council

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>9</b>	
<i>Not energy efficient - higher running costs</i>		
<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.

## Directions

From Bideford Quay proceed up the main High Street taking the second left hand turning onto Grenville Street. At the junction, continue straight on passing the left hand turning onto Bridge Street. Continue onto Buttgarten Street to where the flat will be situated approximately half way along on your left hand side clearly displaying a numberplate.

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