



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 4 Newynn Court
Market Place
Bideford
Devon
EX39 2DR

Asking Price: £95,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

A GROUND FLOOR APARTMENT ENJOYING TOWN VIEWS



- 2 double Bedrooms
- Bay fronted Lounge & modern fitted Kitchen
- Enjoying views over the town & glimpses of the River Torridge
 - Allocated parking space
- Located within walking distance of the town centre
 - No onward chain



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.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.



Flat 4 Newynn Court, Market Place, Bideford, Devon, EX39 2DR

A 2 double Bedroom Ground Floor apartment enjoying views over the town and glimpses of the River Torridge.

Having a bay fronted Lounge and a modern fitted Kitchen, the property also has the advantage of an allocated parking space.

The property is location within walking distance of the town centre and is offered for sale with the advantage of no ongoing chain.

Private Reception Hall

Panelled entrance door off. Built-in mirror-fronted double storage cupboard. Radiator.

Inner Hall

Sitting Room - 15'2" x 13' (4.62m x 3.96m)

Large double glazed bay window enjoying views over Bideford Town towards the River Torridge. Radiator.

Kitchen / Dining Room - 10'2" x 11'4" (3.1m x 3.45m)

Equipped with a range of modern fitted units comprising 1.5 bowl stainless steel sink unit inset into granite effect worktop surface, further granite effect worktop surface with storage cupboards, drawers and appliance space below, matching wall storage cabinets over, tiled splashbacking. Built-in 4-ring gas hob with stainless steel splashbacking and extractor canopy over. Built-in electric oven. Integrated fridge / freezer, washing machine and dishwasher. Gas fired central heating and domestic hot water boiler. Radiator.

Bedroom 1 - 12'10" x 9'2" (3.9m x 2.8m)

Double glazed window. Radiator.

Bedroom 2 - 12'8" x 9'4" (3.86m x 2.84m)

Double glazed window. Radiator.

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Bathroom

White suite comprising modern panelled bath with mixer shower taps, pedestal wash hand basin with tiled splashbacking and WC. Extractor fan, radiator.

Outside

The property benefits from an allocated parking space to the rear of the building.

Lease Details

The property is Leasehold with the balance of an original 999-year lease which commenced 1st January 2011

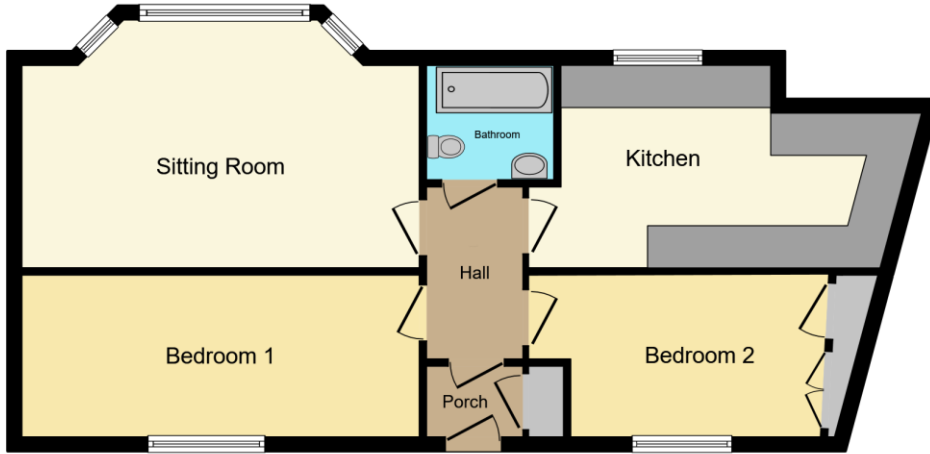
Service Charge - To be confirmed

Council Tax Band

B - Torridge District Council

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Floor Plan

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 inspection(s). Powered by www.Propertybox.io



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 travel up the High Street and turn left into Grenville Street. Pass the left turning onto Bridge Street and continue towards Buttgarden Street to where the gated entrance to the property will be found on your left hand side.