



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

First Floor Flat  
53 Royston Road  
Bideford  
Devon  
EX39 3AW

**Asking Price: £105,950 Leasehold**



Changing Lifestyles

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

First Floor Flat, 53 Royston Road, Bideford, Devon, EX39 3AW

## A SPACIOUS FIRST FLOOR APARTMENT



- 1 double Bedroom
- Situated in a popular residential road close to the heart of Bideford Town Centre
- Generous Living Room, charming Kitchen & attractive Bathroom
- Properties of this type are quite the rarity and, as such, an early viewing is advised



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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## Changing Lifestyles

**This is a perfect opportunity to buy a very affordable apartment close to the heart of Bideford town centre which has a council tax band of A and minimal utility bills.**

**This apartment offers spacious First Floor accommodation to include a double Bedroom, a generous Living Room, a charming Kitchen and an attractive Bathroom.**

**This property has a lovely feel about it and it would make a great first-time purchase, or would make an ideal option to downsize to. It could alternatively serve as a holiday bolthole.**

### **Council Tax Band**

A - Torridge District Council

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Floor Plan

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

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Directions

From Bideford Quay proceed up Bridgeland Street bearing right onto North Road. Proceed to the end and take the left hand turning onto Pitt Lane. Proceed to the top of the road, bear right and turn right onto Abbotsham Road. Proceed along this road passing the Hospital on your right hand side. Take the left hand turning onto Royston Road. Number 53 will be situated about three quarters of the way up the road on your left hand side clearly displaying a numberplate.

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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