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Changing Lifestyles

Apartment 3 Kingsley House
The Quay
Bideford
Devon
EX39 2HJ

Auction Guide Price: £63,000
Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Apartment 3 Kingsley House, The Quay, Bideford, Devon, EX39 2HJ

A SECOND FLOOR APARTMENT ENJOYING VIEWS OF THE QUAY & RIVER TORRIDGE



FOR SALE BY MODERN AUCTION –

T & C's apply

- Subject to Reserve Price
 - Buyers Fees Apply
- The Modern Method of Auction
 - 2 spacious Bedrooms
- Spacious Living Room opening to the well-equipped Kitchen space
 - 3-piece Bathroom
 - Useful Utility Room
- Gas fired central heating



Bideford is a peaceful old world 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.

Situated in the heart of the town of Bideford and commanding fine views over the Quay and the River Torridge, this Second Floor apartment provides generous living space. The hub of the home is the spacious Living Room which benefits from the aforementioned views and opens to the well-equipped Kitchen space. There are 2 spacious Bedrooms, a 3-piece Bathroom and a useful Utility Room.

The apartment has gas fired central heating. Having recently been redecorated throughout, this competitively priced property is available for sale with no onward chain.

Communal Entrance Hall and Staircase rising to Second Floor

Private Reception Hall

A pair of panelled entrance doors. Boiler cupboard housing gas fired central heating and domestic hot water boiler. Newly fitted carpet, radiator.

Lounge / Dining Room - 14'8" x 12'6" (4.47m x 3.8m)

A spacious, light and airy room with large picture window boasting fantastic river views. Built-in double storage cupboard. Newly fitted carpet, TV point, radiator. Opening to Kitchen.

Kitchen - 11'6" x 7'8" (3.5m x 2.34m)

Equipped with a comprehensive range of quality fitted units comprising single drainer sink unit, black granite effect worktop surfaces with storage cupboards, drawers and appliance space below, matching wall storage cabinets over, extensive tiled splashbacking, worktop lighting. Built-in 4-ring electric hob, oven and extractor canopy. Integrated fridge and freezer. Wood effect flooring. Window.

Utility Room - 6' x 4'6" (1.83m x 1.37m) approximate

Plumbing for washing machine. Appliance space. Wood effect flooring. Window.

Bedroom 1 - 14'6" x 11'6" (4.42m x 3.5m)

A delightful double room with 2 windows. Newly fitted carpet, radiator.

Bedroom 2 - 10'6" x 9'6" (3.2m x 2.9m)

Window. Newly, fitted carpet, TV point.

Bathroom - 5'10" x 7'4" (1.78m x 2.24m)

White suite comprising enamel panelled bath in tiled surround with shower, pedestal wash hand basin and low level WC. Electric shaver point, radiator, wood effect vinyl flooring. Window.

Lease Details

Balance of an original 125-year lease. Approximately 112 years remaining.

No formal arrangement with regards to the payments of Ground Rent or the Maintenance Charge, however, the purchaser of the apartment could look to set up a more formal arrangement with the other occupiers. With this in mind, we would most strongly recommend this property to cash buyers.

Council Tax Band

A - Torridge District Council



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(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	

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 towards the Old Bideford Bridge. Kingsley House will be situated a short distance on your right hand side prior to the High Street between the Florist and the Bakery.