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Changing Lifestyles

Apartment 4 The Old School
Geneva Place
Bideford
Devon
EX39 3FU

Asking Price: £235,000
Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Apartment 4 The Old School, Geneva Place, Bideford, Devon, EX39 3FU

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- 2-3 Bedrooms (1 En-suite)
- Spacious, light & airy Lounge with a mezzanine Bedroom 3 / second Reception Room above
 - Attractive, fully fitted Kitchen
 - Communal gardens
- 2 designated parking spaces & additional visitor parking
 - No onward chain
- An ideal first time purchase, holiday bolthole or comfortable family home



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 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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This spacious duplex-style 2-3 Bedroom Ground Floor apartment features a spacious, light and airy Lounge with a mezzanine Bedroom 3 / second Reception room above. Adjoining the Lounge and perfectly complementing the living space is an attractive, fully fitted Kitchen.

The Main Bedroom has an En-suite Shower Room and a lovely high ceiling further adding to the sense of space. Bedroom 2 is also particularly generous and has a high ceiling. In addition to the En-suite Shower Room there is also an attractive Bathroom.

The Old School enjoys the exclusive privilege of communal gardens reserved for residents. Further enhancing the appeal, every apartment comes with 2 designated parking spaces and additional visitor parking is available.

This particular apartment is available for sale with no onward chain, making it a perfect first time purchase, holiday bolthole or comfortable family home.

Originally built in 1902 as a prestigious boarding school for girls and infants, The Old School underwent a significant evolution, transitioning from a grammar school to ultimately becoming a college. In a remarkable transformation in 2017, this venerable establishment has been reborn as an exquisite residence, featuring 24 unique and contemporary apartments. Meticulously converted with expertise and empathy, the building retains its historical allure, showcasing original elements like sash windows, high ceilings, and painted brickwork. The conversion is a testament to the masterful preservation of the old school's character, ambiance and rich history.

Communal Entrance Hall

A very spacious area with solid door to property front. The Entrance Hall gives access to the private entrance door for Apartment 4.

Private Entrance Hall

Airing cupboard housing hot water tank. Fitted carpet, electric radiator.

Open-plan Lounge / Diner / Kitchen - 34'1" x 13'9" (10.4m x 4.2m)

Living Area

2 secondary glazed windows. Ample space for lounging and dining. Feature fireplace. Fitted carpet, TV point, radiator. Stairs rising to Bedroom 3 / Second Reception Room.

Kitchen

Equipped with a range of eye and base level cabinets with matching drawers and marble effect work surfaces with splashback. Built-in 4-ring hob with extractor canopy over, built-in oven and microwave. Integrated fridge / freezer, dishwasher and washing machine. Wood effect vinyl flooring.

Mezzanine Bedroom 3 / Second Reception Room - 17'5" x 12'6" (5.3m x 3.8m)

A very versatile room that could be utilised for a variety of purposes. Radiator, fitted carpet. Door to Communal Entrance Hall (providing a secondary fire escape route).

Bedroom 1 - 15'6" x 11'11" (4.72m x 3.63m)

A spacious, light and airy room with secondary glazed window. Great head-height. Fitted carpet, radiator. Door to En-suite.

En-suite Shower Room

Cabinet mounted wash hand basin, hidden cistern WC and double shower enclosure.

Bedroom 2 - 12' x 8'5" (3.66m x 2.57m)

Another grand Bedroom, again, with great head-height. Secondary glazed window. Built-in double wardrobe. Fitted carpet, radiator.

Bathroom

Hidden cistern WC, bath with shower over and cabinet mounted wash hand basin.

Outside

The property is approached by 2 separate entrances. An expanse of stone chippings provide ample parking with 2 allocated spaces belonging to Apartment 4 and further visitor parking.

The property stands within attractive communal gardens bounded by high natural walls providing a high degree of privacy. The gardens are predominately laid to lawn with flower and shrub borders and beds, mature trees and a feature pond.

LEASEHOLD

The balance of a 999 year Lease remains which was granted in 2017

Yearly Service Charge - Approximately £1400.00 to include maintenance of the building, building insurance and upkeep of communal areas

Annual Ground Rent - Approximately £180.00

Pets are allowed by permission

Council Tax Band

B - Torridge District Council



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TOTAL: 113.6 m² (1,222 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Directions

From Bideford Quay proceed up the main High Street turning left at the very top. Take the first right hand turning onto Abbotsham Road. Proceed along Abbotsham Road passing the Hospital on your right hand side. Take the left hand turning at the traffic lights onto Dymond Road. Continue up this road to where you will see The Old School and entrance gate a short distance along on your left hand side.