

86 Buckland Close
Bideford
Devon
EX39 5AJ

Asking Price: £160,000
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

86 Buckland Close, Bideford, Devon, EX39 5AJ

A STYLISH & COMFORTABLE GROUND FLOOR APARTMENT



- 2 Bedrooms (1 En-suite)
- Spacious & bright Living / Dining Room
- Recently fitted, contemporary Kitchen
- Situated in a popular residential area with easy access to a wide range of everyday amenities
- Freshly re-decorated & luxurious new carpets throughout
 - Private parking space & visitor parking
 - This modern & stylish apartment offers the ideal living space in a sought after location



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 well-appointed, purpose-built Ground Floor apartment offers a perfect blend of convenience, style and comfort and is situated in a popular and established residential area with easy access to a wide range of everyday amenities.

As you enter the apartment through a Communal Hallway, you are greeted by a Private Reception Hallway that leads to a spacious and bright, newly decorated Living / Dining Room that is ideal for both relaxation and entertaining. The central fireplace will provide a cosy focal point on winter evenings. The recently fitted, contemporary Kitchen is sleek and well-equipped, offering modern finishes and functionality for the keen cook.

The apartment has been freshly re-decorated throughout and is presented with a modern aesthetic and luxurious new carpets that create a welcoming atmosphere in every room. The apartment features 2 generously sized Bedrooms. The Main Bedroom boasts the added benefit of an En-suite Shower Room and there is a further shared Bathroom as well.

Additional highlights include a private, easily accessible parking space, as well as visitors' parking for convenience. The apartment also benefits from a communal bin store, ensuring a tidy and organised environment.

Perfectly positioned on the Ground Floor for easy access, this modern and stylish apartment offers the ideal living space in a sought after location. Don't miss the opportunity to make this fantastic property your new home!

Communal Entrance Hall

Doors providing front and rear access to the property. Built-in electric meter cupboard.

Private Reception Hall

Panelled entrance door. Built-in airing cupboard with electric heater and slatted shelving. Intercom.

Lounge - 12'9" x 15'9" (3.89m x 4.8m)

An attractive, recently decorated room with UPVC double glazed window. Fireplace and hearth housing coal effect electric fire. TV point, 2 radiators, newly fitted carpet.

Kitchen - 10'6" x 6'7" (3.2m x 2m)

A recently fitted contemporary Kitchen comprising 1.5 bowl sink unit, marble effect worktop surfaces, storage cupboards, drawers, appliance space and tiled splashbacking. Built-in 4-ring gas hob with extractor canopy above, built-in electric oven. Space for washing machine and fridge / freezer. Wall mounted gas fired boiler. Wood effect flooring. UPVC double glazed window.

Bedroom 1 - 18'2" (5.54m) narrowing to 13'6" (4.11m) x 9' (2.74m)

UPVC double glazed window. Built-in mirror-fronted double wardrobe. Radiator, TV point, newly fitted carpet.

En-suite Shower Room - 5'6" x 5' (1.68m x 1.52m)

White suite comprising corner shower enclosure, pedestal wash hand basin and WC. Extensive wall tiling, radiator, extractor fan, shaver point.

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Bedroom 2 - 11'3" x 7'8" (3.43m x 2.34m)

UPVC double glazed window. Radiator, newly fitted carpet.

Bathroom - 7' x 5'7" (2.13m x 1.7m)

White suite comprising modern panelled bath with chrome gripper rails and mixer shower taps, pedestal wash hand basin and WC. Extensive wall tiling, radiator, extractor fan.

Outside

The property benefits from an allocated parking space for 1 vehicle together with visitor parking. Communal Bin Store.

Lease Details

The balance of a 199-year Lease remains which was granted in January 2005

Monthly Service Charge - £60.00 (includes external maintenance of the development, upkeep of all communal areas and buildings insurance)

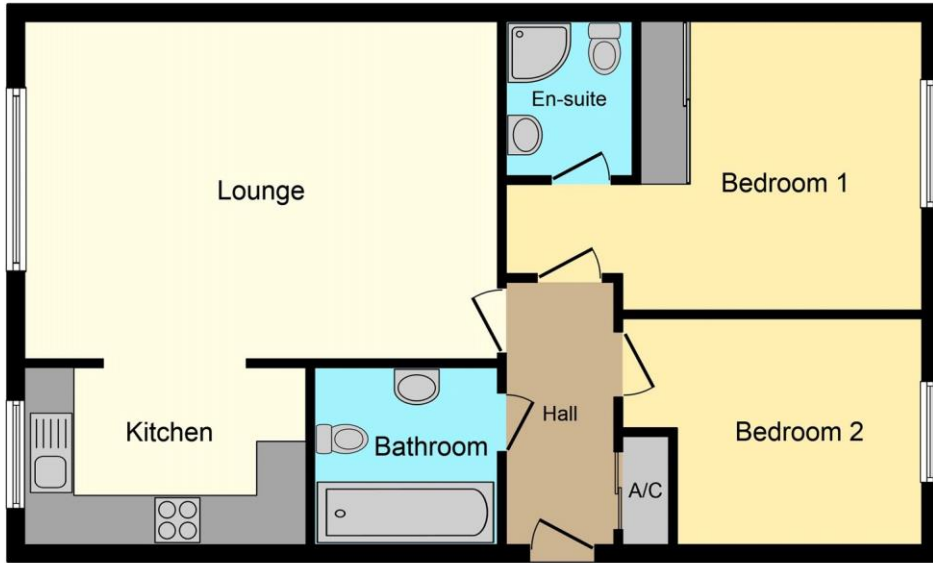
Each owner owns a twelfth share of the Freehold

Council Tax Band

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

Directions

From Bideford Quay, proceed in a westerly direction along The Quay and through a mini roundabout. At the next roundabout, turn right onto Torrridge Hill proceeding uphill and onto Meddon Street. Bear left onto Clovelly Road passing the First In Last Out public house on your left hand side. Soon thereafter, turn left into Bowden Green and bear around to your left into Buckland Close. Continue towards the end of the road to where number 86 will be found in the last block on your right hand side.

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.

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