



21 LILYBRIDGE, NORTHAM, BIDEFORD. EX39 1TL
GUIDE £119,500

A well presented first floor 2 bed apartment which enjoys a pleasant open west facing aspect with upvc double glazed windows & gas fired central heating. Set within a particularly attractive age restricted development for those 55 years of age and over. Situated not far from the village square & available with no onward chain.



Lilybridge is a specifically designed development planned for the retired being equipped with door entry phone and alarm call system linked to a central monitoring station providing 24 hour assistance should it be needed. There is also an onsite manager who attends Monday to Fridays (mornings only).

The village centre is not far and affords a selection of local shops and Supermarket which incorporates a Post Office counter. The village also has its own Medical Centre, Dental Surgery, Library and indoor heated Swimming Pool Complex. From the square regular bus services commute to the nearby Port and Market town of Bideford (1.5 miles) and local seaside resort of Westward Ho! (1 mile).

SERVICES: All mains services. Gas combination boiler provides the hot water and central heating. Upvc double glazed windows.

COUNCIL TAX BAND: B.

TENURE: Leasehold. Sold on a 125 year Lease commencing on 1st October 1989. Presently with a Ground Rent of £75 per annum, rising by £25 per annum at 21 year intervals until end of the lease.

SERVICE CHARGE: There is a monthly service charge of approximately £210 to cover the cost of the exterior maintenance of the development, upkeep of all communal parts, cleaning and lighting of all communal parts, gardening, window cleaning (outside), Buildings Insurance, Central Monitoring System and Visiting managers.

Please note that the above figures are given for guidance only and are subject to confirmation.

USER RESTRICTIONS: To be used as a private residence for the occupation of one family. Residents should be over 55 years of age with the exception of a married spouse of an occupant who should be over 50 years of age.

AGENTS NOTE: Pets are allowed (within reason) but written authority is required prior to occupation.

DIRECTIONS TO FIND: Upon reaching Northam village continue down into The Square taking the junction into Sandymere Road (to the left of 'The Secret Garden') then veering immediately right into Diddywell Road. Follow this road and upon passing the turning to Lily Close on the left the entrance to Lilybridge will be found immediately after.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

OUTER FRONT COMMUNAL DOOR: Serving just 4 apartments (2 on each floor) with security intercom entrance system.

ENTRANCE HALL: Staircase to:-

FIRST FLOOR

LANDING: Private entrance into flat.

ENTRANCE HALL: 'L' shaped. Dado rails. Telephone point. Hatch to loft void, this is only for access purposes and cannot be used for storage. Storage cupboard with shelving and radiator. Coved ceiling. Central heating radiator. Carpet as laid.

LIVING ROOM: 14'11" x 9'3" (4.55m x 2.82m) A lovely light room with west facing upvc double glazed window which enjoys a pleasant open aspect with some (very) distant sea glimpses. Dado rails. Shelved recess. Television point. Central heating radiator. 2 Wall lights and central ceiling light. Coved ceiling. Carpet as laid.

KITCHEN: 12'7" x 7'1" (3.84m x 2.16m) Dual aspect upvc double glazed windows (both with roller blinds) with the front west facing window enjoying a pleasant open aspect. 'U' shaped working surface, complimented by wall tiling, incorporating 4 ring gas hob (extractor hood over) and stainless steel one and a half bowl sink unit with built-in oven, cupboards, drawers and washing machine under. Matching wall cupboards. Wall mounted Worcester combination boiler. Shelved larder style cupboard. Recess space with freestanding fridge/freezer. Central heating radiator. Vinyl floor covering.

BEDROOM 1: 13'8" x 9'5" (4.17m x 2.87m) Upvc double glazed oriel bay window with additional secondary glazing. Built-in double wardrobe. Television point. Central heating radiator. Coved ceiling. Carpet as laid.

BEDROOM 2: 9'3" x 8'11" (2.82m x 2.72m) Upvc double glazed window. Built-in recessed double wardrobe. Central heating radiator. Coved ceiling. Carpet as laid.



BATHROOM: 7'7" (2.32m) x 5'4" (1.65m) Panelled bath with splashback boarding, tap/shower fitment and belted bathing aid to give easier access in and out the bath. Low level wc. Pedestal wash hand basin. Remaining walls are tiled with wall mounted medicine cabinet. Obscure upvc double glazed window. Central heating radiator. Extractor fan. Vinyl floor covering.

OUTSIDE

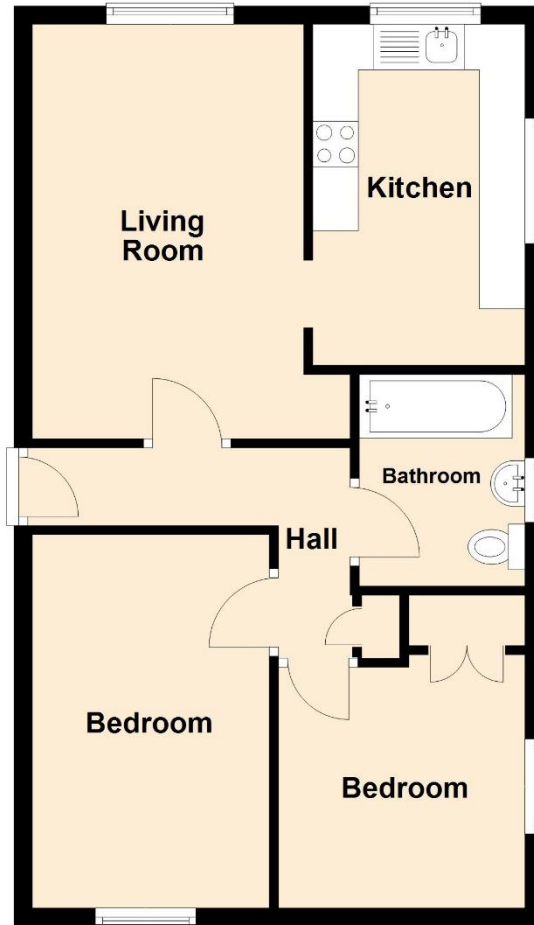
The gardens and grounds at Lilybridge are communal and taken care of by the Management Company.

There is a communal brick paved **CAR PARKING AREA** together with outside **BIN STORE AREA** and **DRYING AREA**.





First Floor



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 52.5 sq. metres (565 sq. feet)

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has 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. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs. | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs. | | | |
| England & Wales | | EU Directive 2002/91/EC | |

