



15 YORK PLACE, BIDEFORD. EX39 3LA - GUIDE £167,500

Grade II listed ground floor two bedroom apartment with open plan living/kitchen room, modern shower room and benefitting from its own private entrance including outdoor yard area.





BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241

Occupying a convenient location within the Northam Road residential area traditionally popular amongst all age groups who wish to be on hand for the town centre shops and quayside and other amenities including St Mary's Junior/Infants School in Chanters Road and the Victoria Park and Playing Fields all a level walk away.

THE LEASE: 125 year lease starting from 24th June 2000. Maintenance and service charge is currently £378.68 per quarter covering - buildings insurance, cleaning of communal areas, garden and car park maintenance, outside repairs and maintenance of the water filtration plant. Ground rent - £50 per annum.

SERVICES: Mains electricity and drainage connected. Private water and a mix double/single glazed windows.

COUNCIL TAX: Band B.

DIRECTIONS: From Bideford Quay proceed up Bridgeland Street veering right at the top and continuing to the end of North Road. At the end turn down right and upon entering Northam Road after the small roundabout, there will be a Zebra crossing with the entrance to number 15 being through a black pedestrian door your right hand side next to the crossing.

Door into:

ENTRANCE HALL: Fitted carpet and storage cupboard.

BEDROOM ONE: 3.61m x 3.34m Fitted wardrobe and overhead cupboard space with built-in reading light. Radiator and fitted carpet.

SHOWER ROOM: Corner shower cubicle with splash boarding fitted, low level dual flush WC, wash basin vanity unit. Chrome ladder style radiator and vinyl flooring. Extractor fan.

LIVING ROOM: 6.25m x 3.28m max Radiator and fitted carpet.

KITCHEN: 3.05m x 1.70m Working surface incorporating single drainer stainless sink unit, four ring gas hob with oven below and extractor fan. Cupboards and drawers with matching wall units. Space/plumbing for washing machine. Laminate flooring.

BEDROOM TWO: 2.78m x 2.74 Radiator and fitted carpet. Built in cupboard with shelving and wall mounted gas fired boiler.

OUTSIDE: Attractive communal grounds to the front of the building with level lawn area. PARKING is available being unrestricted on Northam Road.



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



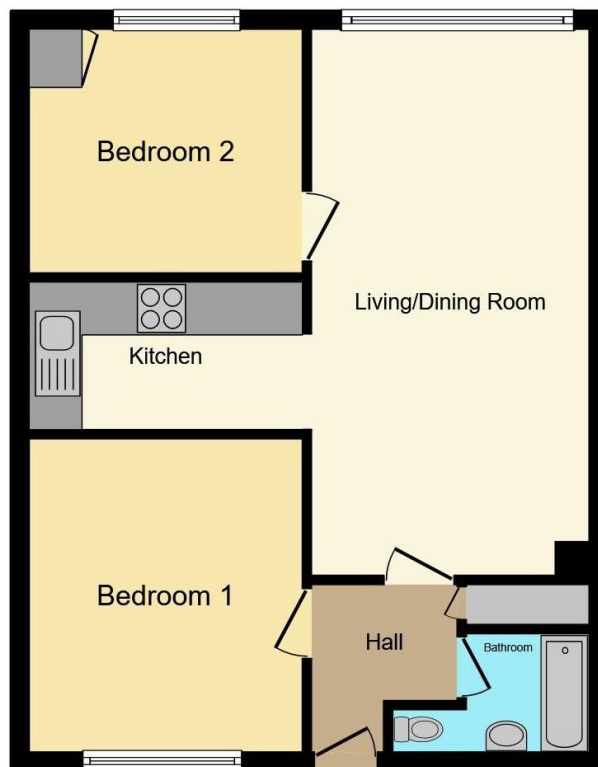
brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



FOR IDENTIFICATION ONLY NOT TO SCALE



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

Brightsof Bideford Limited T/A Brights. Registered in England and Wales No. 07207691

