



BRIGHTS
ESTATE AGENTS



9 WOODER WHARF, NEW ROAD, BIDEFORD. EX39 5AA
GUIDE £260,000

Riverside apartment with character, spacious and bright accommodation affording stunning views - conveniently located a short level walk along the picturesque quayside to the town centre.



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



BRIGHTS
ESTATE AGENTS



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



Superbly converted just over 25 years ago by Grencolodge so as to retain the original character of the natural random stone faced external elevations and incorporate contemporary living accommodation with sealed double glazed windows and gas central heating.

The views over and close proximity to the River Torridge need to be seen to be fully appreciated. Also encompassing Bideford's ancient Long Bridge and more recently built Torridge Bridge from magnificent picture windows and open railed Juliet balconies within the lounge.

The Port and Market town of Bideford is a charming environment with compact traditional shopping centre, authentic Victorian Pannier Market and Art Gallery adjacent to the beautiful Victoria Park and Playing fields.

Situated just 3 miles from the nearby seaside resort of Westward Ho! with its long sandy beach, miles of Cliffside walks and Championship Golf Course. There is a local Yacht Club at the estuary village of Instow just 4 miles away.

The North Devon Link Road is within 2 miles allowing ready access to the areas principal town of Barnstaple (10 miles) and M5 Motorway link just north of Tiverton approx. 45 miles.

NOW VACANT AND AVAILABLE FOR EARLY SALE

THE LEASE: Held on a 999 year term from 1st July 1998.

SERVICES CHARGES: Now self managed by the Wooder Wharf Management Company. Current costs for external maintenance (excluding windows & apartment doors) and building insurance approx. £1550 for 1/4/25 to 31/3/26. There is a 1/17th share of the Freehold.

SERVICES: All mains connected.

COUNCIL TAX: Band D

ACCOMMODATION (all measurements are approximate)

COMMUNAL RECESSED ENTRANCE: With door entry phone system accessing the:

COMMUNAL FOYER: Serving just 4 apartments.

PRIVATE ENTRANCE DOOR TO NUMBER 9: with

ENTRANCE HALL: Radiator and fitted carpet. Intercom system.

LOUNGE/DINING ROOM: 6.02m x 5.12m Superb triple aspect room taking full advantage of the impressive vista with large picture windows, double glazed French doors and a single door opening onto open railed Juliet balconies. Two radiators and fitted carpet.

KITCHEN: 3.90m x 2.40m Working surface incorporating one and a half bowl single drainer, stainless steel sink unit, tiled splashback, four ring gas hob with double oven below and extractor above. Wall mounted gas fired Worcester boiler under counter space for a fridge, integrated dishwasher, washing machine and freezer. Cupboards and drawers with matching wall units. Vinyl flooring. Superb views to the east over the river Torridge and onto distant countryside.

BEDROOM ONE: 3.85m x 3.70m Radiator and fitted carpet.

ENSUITE: Fully tiled shower cubicle, low level WC and wash basin. Fully tiled walls and flooring. Extractor fan and radiator.

BEDROOM TWO: 3.01m x 2.62m Radiator and fitted carpet.

BATHROOM: Bath with shower mixer taps fitted, low level WC and wash basin. Fully tiled walls and flooring. Extractor fan and radiator.

INTEGRAL GARAGE: 8.15m x 2.89m up and over door, power and light.

If required there is a communal lawned garden and drying area within the grounds of the adjacent Wooder Wharf apartments.



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



BRIGHTS
ESTATE AGENTS

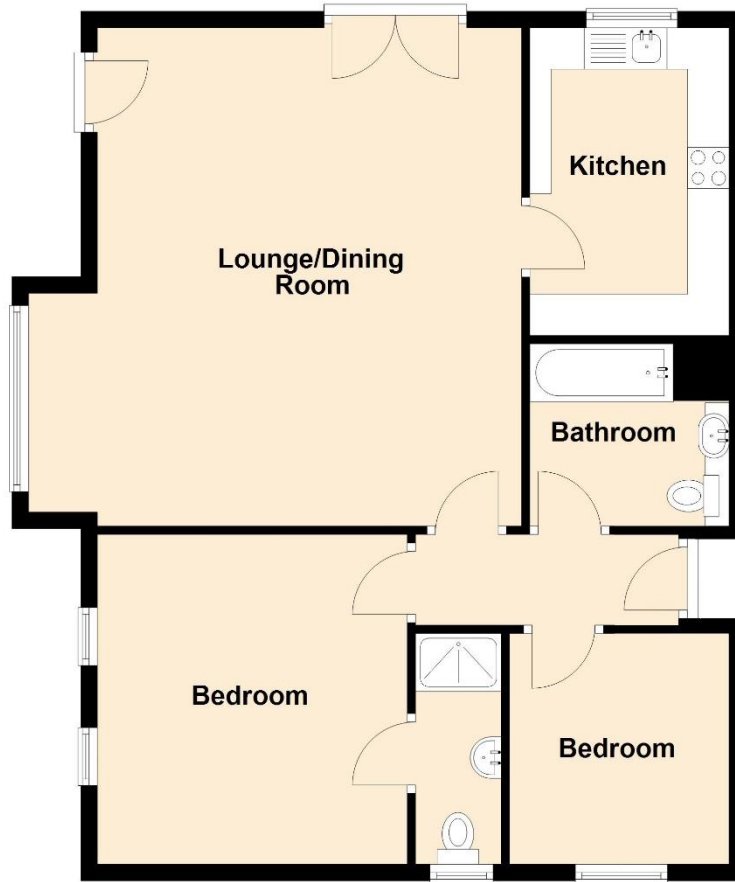


brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



Ground Floor

Approx. 78.4 sq. metres (843.5 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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

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