



7 St Davids House New Road, Bideford, Devon, EX39 5AA

Price Guide £265,000

- NO ONWARD CHAIN
- Estuary Views
- Level Walk To Bideford Quay
- Must See
- Grade II Listed
- First Floor Apartment
- Spacious Accommodation
- Garage
- Council Tax Band: C

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Commanding an enviable position on the banks of the River Torridge, this spacious three bedroom apartment boasts a superb outlook across the water to Bideford's Old Bridge and attractive Quayside. Arranged over 2 floors, the property offers well-planned accommodation with attractive features along with a single garage and further dedicated parking space. All conveniently located just a short level walk from town. Making for the ideal holiday retreat or investment, this individual home will undoubtedly appeal to the discerning purchaser.



Council Tax Band: C



Entrance hall

7'10" x 3'9"

Welcomes you into the property

Lounge

18'8" x 15'3"

A spacious open plan room, boasting a tremendous view across the River Torridge, also benefitting from two large sash windows flooding the room with natural light.

Kitchen

11'0" x 10'2"

Fitted with hand and eye level units, comprising a sink and drainer unit. Integrated appliances include a built-in oven and inset gas hob with extractor hood over. Also leading into the utility.

Utility room

7'7" x 6'2"

equipped with hand and eye level units with room for a washing machine.

Bedroom Three

9'9" x 7'9"

A good sized single room

Bathroom

6'0" x 5'6"

A modern three piece suite, comprising of a bath with handheld attachment, shower cubicle, low level WC and wash hand basin with storage below.

Bedroom Two

11'7" x 9'4"

A good sized double bedroom with a handy built in wardrobe and boasting stunning views over the estuary.

Bedroom One

14'4" x 12'8"

A generously sized master bedroom with built in wardrobe and ensuite. This room also benefits from delightful river views.

Ensuite

9'7" x 7'7"

Comprising of a large corner bath with overhead shower, low level WC and hand wash basin with storage below.

Study

8'7" x 6'2"

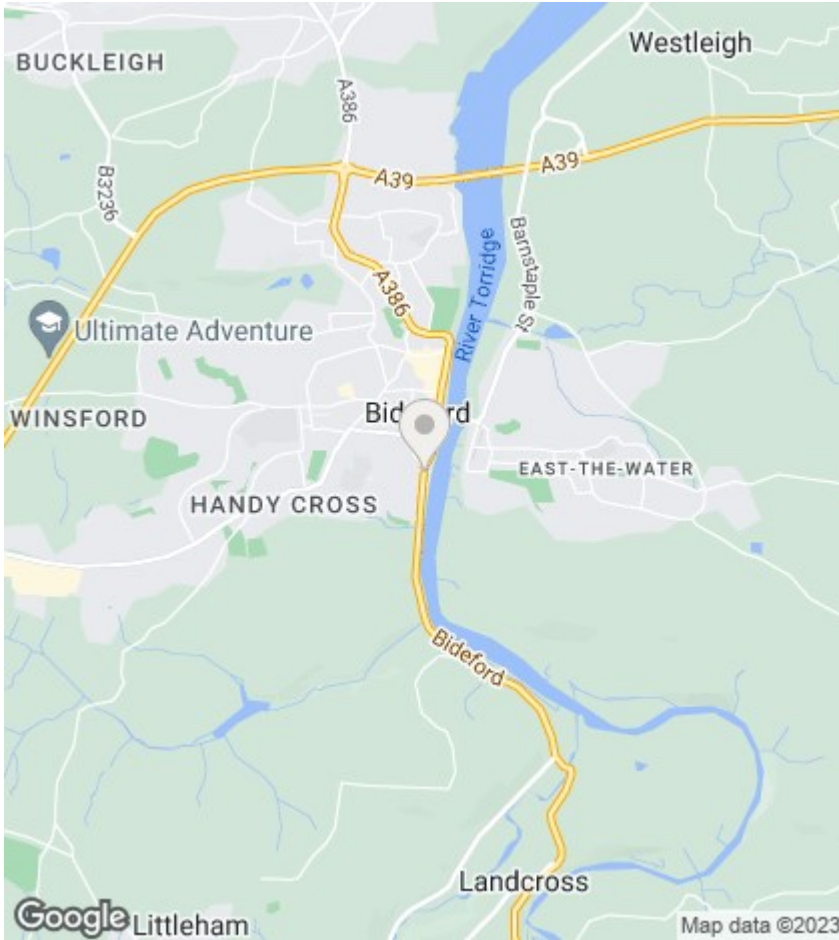
A good sized room ideal for an office or work space.

Lease Details

Benefiting from the remainder of a 999 year lease starting from 1998, with a service charge of £1,410.34 for 2022. This includes maintenance of communal areas, ground rent and buildings insurance.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



Directions

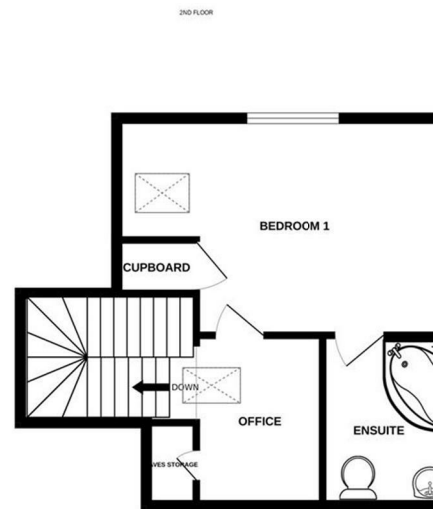
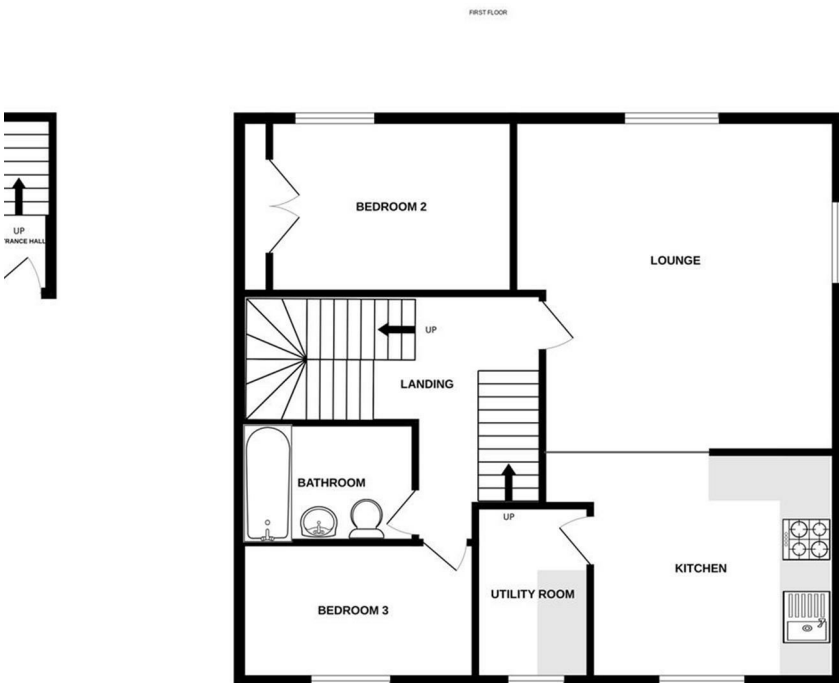
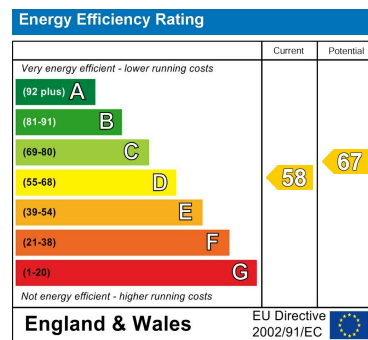
From Bideford Quay proceed South towards Torrington and at the first mini-roundabout continue straight across onto New Road. The property will be found at the end of the road just adjacent to the next roundabout on the left hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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