



1 Ford House, Rowe Close, Bideford, EX39 5XX

Asking Price £229,950

- Impressive and spacious two-bedroom apartment
- Light-filled interiors with generous proportions
- Master bedroom with private en-suite
- Ideal for first-time buyers, downsizers, or investors
- Blend of character and contemporary design
- Garage & off road parking.
- Walking distance to Bideford town centre and amenities
- NO CHAIN!

A beautifully presented and exceptionally spacious two-bedroom apartment, ideally situated within the sought-after Rowe Close development. Flooded with natural light throughout, the apartment boasts generously proportioned accommodation with large light filled spaces. The welcoming living spaces provide the perfect setting for both relaxing and entertaining, while a well-appointed kitchen which is thoughtfully laid out. The master bedroom benefits from an en-suite shower room, while the second double bedroom provides flexible accommodation for guests, family members, or home working.

Positioned just a short walk from Bideford's vibrant town centre, residents can enjoy easy access to an excellent range of shops, cafés, restaurants, and everyday amenities, along with the town's picturesque quayside and riverside walks. Offered to the market with no onward chain, this superb apartment presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a property ready to enjoy from day one. A rare opportunity to acquire a characterful and spacious apartment in a highly convenient location – early viewing is highly recommended.



Council Tax Band: C



Location

Ford House occupies a desirable position within Rowe Close, one of Bideford's most attractive residential settings. Ideally situated just a short distance from the town centre, residents can enjoy easy access to a wide range of shops, cafés, restaurants, supermarkets, and everyday amenities. The historic port town of Bideford is renowned for its charming quayside, independent businesses, and strong sense of community. The picturesque Tarka Trail is nearby, offering miles of scenic walking and cycling routes along the North Devon coastline and countryside. Excellent road links provide convenient access to the regional centre of Barnstaple, while the stunning beaches of Westward Ho!, Instow, and the wider North Devon coast are all within easy reach. Combining convenience, lifestyle, and coastal charm, Rowe Close is perfectly placed for those seeking the best of town and country living.

Entrance Hall

Open Plan Living Area

19'4" x 15'7"

Kitchen

13'2" x 10'0"

Bedroom One

12'10" x 11'10"

Ensuite

Bedroom Two

13'3" x 10'3"

Bathroom

Garage

Full equipped with electric and lighting, accesses via an up and over door.

Outside

The property can be accessed via a shared driveway which leads directly to the properties allocated garage space and parking, there is a well maintained communal garden area laid to lawn and bordered with a stone wall and iron railings.

Services

All mains service connected, gas fired central heating.

Lease Information

The property is held on a 999-year lease from 1st January 2010.

The ground rent is peppercorn (nil) or minimal.

Service charge: £720 per annum

Buildings insurance: £250 per annum



Directions

From our office, head South along the quay towards Torrington. Proceed straight over the 2 mini roundabouts and take the second right into Ford Rise. Continue up the hill taking the first left into Soloman Drive and the next left into Rowe Close. The property will then be found after a short distance on the right hand side.



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(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	

