



**Flat 4, Ford House, Rowe Close, Bideford, EX39 5XX**

**£210,000**

- Stunning Period Apartment
- Off-Road Parking
- Two Double Bedrooms
- Spacious Accommodation
- Recently Renovated
- Close To Amenities
- Newly Fitted Bathroom Suite
- Grade II Listed

# Ford House, Bideford EX39 5XX

\*Unexpectedly reavailable \* This impressive first-floor apartment, offering two spacious double bedrooms, forms part of a distinguished landmark building and has been recently renovated by the current owner. The property boasts generously proportioned accommodation with high ceilings, full-height sash windows, and underfloor heating throughout. With parking for multiple vehicles, Apartment 4 presents an ideal opportunity for first-time buyers, a solid buy-to-let investment, or a stylish holiday retreat.



Council Tax Band: C



## Buildings History

Ford House, affectionately known as 'The Zoo House', is a substantial period residence dating back to 1844. This cherished local landmark became home to Bideford Zoo in the mid-20th century before closing in the 1970s. After years of dereliction, the building was thoughtfully restored and transformed into six stunning apartments by renowned local builder Grenco Limited in 2006, preserving its unique character and history.

## First Floor

### Entrance Hall

A communal entrance hall provides a warm welcome to the building, with stairs leading up to the apartments. The private entrance to Apartment 4 is located on the first floor.

### Lounge

22'8" x 13'2"

The lounge is a bright and spacious room, enjoying a dual aspect and two large sash windows that flood the space with natural light. Generously proportioned, it offers ample room for both comfortable living and dining areas.

### Kitchen

12'0" x 9'11"

The kitchen is fitted with matching wall and base units and includes a range of integrated appliances such as a fridge/freezer, oven with hob and extractor above, and a sink with drainer. There is also space for additional white goods. A large sash window allows plenty of natural light to fill the room, which also offers ample space for a dining table and chairs.

## Bathroom

Recently fitted with a brand-new modern suite, the bathroom is fully tiled and features a contemporary bath with shower over, low-level WC, hand wash basin, and a heated towel rail.

### Bedroom One

10'10" x 10'8"

A generously sized double bedroom benefiting from its own private en-suite.

### Ensuite

6'4" x 4'1"

Fitted with a modern three-piece suite, including a walk-in shower cubicle, low-level WC, and a contemporary hand wash basin.

### Bedroom Two

11'7" x 8'2"

A further well-proportioned double bedroom, offering versatility for guests, family, or additional workspace.

### Outside

To the front of the property is a communal garden area —perfect for enjoying the sunshine. Apartment 4 benefits from ample allocated parking with space for multiple vehicles. A pathway leads directly to the main entrance of the building, providing convenient access.

### Services

The property is held on a 999-year lease from 1st January 2010. The peppercorn rent is £1,020, which includes ground rent, service charge, and buildings insurance.





## 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 Solomon 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		
(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	

