



8 Wooder Wharf, Bideford

Offers In Excess Of £350,000

 2 Bedrooms

 2 Bathrooms

 EPC TBC

- Superb River Views
- Short Level Walk to Town
- Modern Kitchen
- Well-Planned Accommodation
- Open-Plan Living
- Balcony
- Integral Garage & Off-Road Parking
- Well Maintained Throughout
- Viewing Recommended

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New Road,

Bideford EX39 5AA

Commanding an enviable position on the banks of the River Torridge, this unique 2 bedroom apartment boasts a superb outlook across the estuary. The property offers well-planned accommodation with two double bedrooms, one with ensuite and a family bathroom. The open plan living creates a modern living area to take in the views, other features include a single integral garage and a further allocated parking space, all conveniently located just a short level walk from town.



COMMUNAL ENTRANCE HALL Welcomes you into the property and provides access for the four flats.

ENTRANCE HALL Welcomes you into the home.

LOUNGE 15' 9" x 15' 1" (4.82m x 4.61m)

Boasting a tremendous view across the River Torridge, this room offers sliding doors out onto the balcony which brings the outside in.

KITCHEN/DINER 18' 3" x 9' 7" (5.57m x 2.93m)

Fitted with modern hand and eye level units, comprising a sink and drainer unit with window over enjoying a river view. Integrated appliances include a built-in oven and inset gas hob with extractor hood over, dishwasher and fridge. Also benefitting from ample dining space for formal dining.

BEDROOM TWO 10' 7" x 8' 10" (3.24m x 2.71m)

A good sized double bedroom benefitting from a river view and a built in wardrobe.

BEDROOM ONE 15' 6" x 11' 3" (4.74m x 3.44m)

A generous sized master bedroom, boasting a river view and two handy built in wardrobes.

ENSUITE 10' 0" x 3' 9" (3.07m x 1.15m)

Comprising of a shower cubicle, low level WC and wash hand basin with storage below.

BATHROOM 8' 10" x 7' 1" (2.70m x 2.16m)

Comprising of a bath with handheld attachment, shower cubicle, low level WC and wash hand basin with storage below. Also providing access into the fire exit/cloakroom.

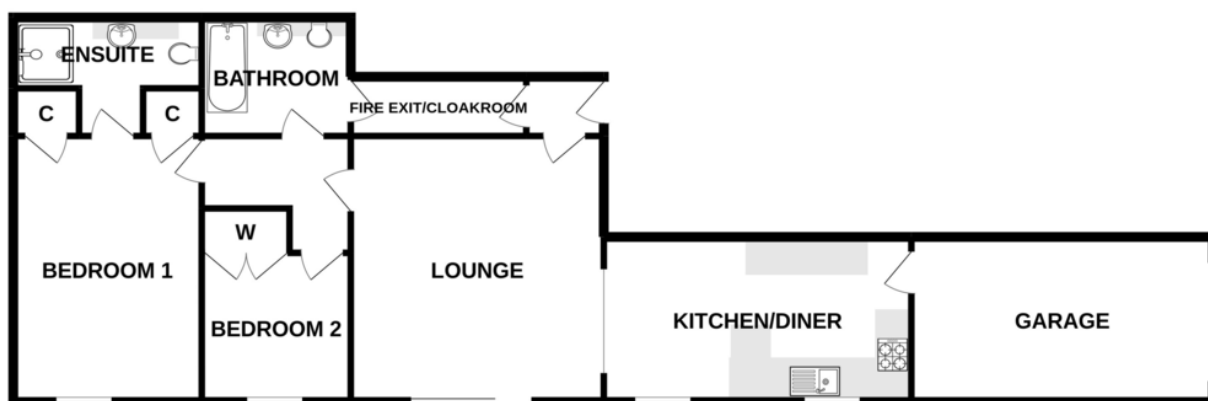
GARAGE 18' 1" x 9' 4" (5.52m x 2.87m)

A single garage with electric up and over door, benefitting from electricity and power. The current owner houses both their washing machine and freezer in the garage.

SERVICES Gas central heating. All mains connected. The property benefits from a lease of 999yrs from 1st July 1998, with a maintenance charge of £1410.34 for 2022. This includes maintenance of communal grounds, buildings insurance and ground rent.

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





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.
Made with Metropix 5/2022

Energy performance certificate (EPC)

TBC

Tenure: Leasehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 459998.

Council Tax: D

Services: All Mains Services Connected.

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.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisonandbott.co.uk, as and when they are made available by the property owner.

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