



## 2-3 Mill Street, Bideford Asking Price Of £90,000

 1 Bedroom

 1 Bathroom

 EPC D

- Recently Renovated
- Spacious Apartment
- Town Centre Location
- Fantastic Buy To Let Opportunity
- Close To Amenities
- Immaculately Presented

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# Flat 4, 2-3 Mill Street,

Bideford, Devon, EX39 2JT

Morris and Bott are delighted to offer this extremely comfortable 1 bedroom, 2nd floor flat occupying a convenient position in the centre of town. Just footsteps from the attractive Quayside, the property offers easy access to the town's amenities including a regular bus service connecting most of North Devon. The property has been recently renovated throughout and would make a fantastic first home or buy to let investment.

## COMMUNAL ENTRANCE

Located on Mill Street, the communal entrance welcomes you into the property and provides stairs to this second-floor apartment.

## ENTRANCE HALL

Welcomes you into the property.

## LOUNGE 4.38m narr. to 3.89m x 2.81m

A comfortable reception room flooded with natural light.

## KITCHEN/BREAKFAST ROOM 2.76m x 2.09m

Recently fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with matching high-gloss floor and eye-level units, built in oven and hob, space for under-counter fridge/freezer.

## BEDROOM 2.81m max x 2.58m

A comfortable double bedroom with a useful built-in wardrobe.

## ENSUITE

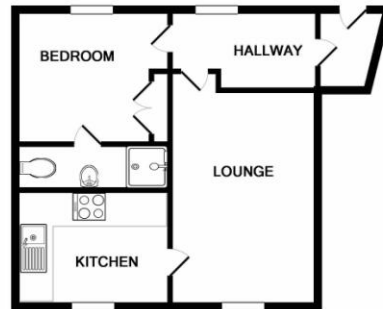
Well-fitted with a shower, low-level W.C and wash hand basin.

## LEASE DETAILS

The property benefits from the remaining balance of a 999 year lease with service charge of approx. £1115.36pa (which can be paid monthly) which includes maintenance of any communal parts and water rates, buildings insurance and ground rent.

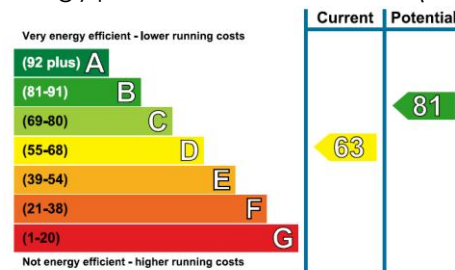
**SERVICES** Mains electricity, water and drainage.

**COUNCIL TAX** Band A.



MILL STREET, EX39 2JT  
TOTAL APPROX. FLOOR AREA 330 SQ.FT. (30.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy performance certificate (EPC)



## Directions

From our office, proceed up the High St and take the first right into Mill St, the property will then be found after a short distance 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 [morrisandbott.co.uk](http://morrisandbott.co.uk), as and when they are made available by the property owner.

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