



**22 The Mount, Appledore, Bideford, Devon, EX39 1NZ**  
**Asking Price Of £154,950 Leasehold**

***A wonderful opportunity to purchase a spacious 1<sup>st</sup> floor 2 bedroomed flat with an amazing panoramic 180 degree outlook that needs to be seen to be believed.***

***The flat has been successful let for a number of years and would make a terrific buy to let with a rental income of £625 pcm. Of course, it would also make a wonderful home to live in or for use as a second home.***

***It is ready to be occupied from day one having been redecorated throughout, had new flooring fitted, and it already benefits from a modern kitchen, modern bathroom, full gas fired central heating and double glazed window.***

***An early viewing is highly recommended.***

**The accommodation comprises (all measurements are approximate):-**

**FRONT ENTRANCE DOOR** into:-

**ENTRANCE HALL** with radiator, wall mounted central heating thermostat, airing cupboard, large walk-in cupboard, smoke detector and all other rooms off.

**BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m)** with 2 upvc double glazed windows to front, fitted, 3 piece bathroom suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level wc. Tiled walls and radiator.

**BEDROOM 1 12' 3" x 10' 3" (3.73m x 3.12m)** with upvc double glazed window to rear and radiator

**BEDROOM 2 13' 1" x 8' 10" (3.99m x 2.69m)** with upvc double glazed window to rear and radiator.

**KITCHEN 10' 10" x 9' 4" (3.3m x 2.84m)** with upvc double glazed window to front with a lovely outlook, range of modern fitted units to 2 walls comprising marble effect worktops with cupboards and drawers under, inset single drainer, single bowl, stainless steel sink unit with mixer tap, and matching wall units, wall mounted gas boiler providing central heating and hot water, space and plumbing for a washing machine, radiator and (large gas range cooker by separate negotiation).

**LIVING ROOM/DINING ROOM 18' 7" x 10' 10" (5.66m x 3.3m)** Dual aspect with upvc double glazed windows to front and rear. To the front is one of the best panoramic 180 degree outlooks from the sea, to the estuary to surrounding countryside in the distance, and 2 radiators.

**OUTSIDE** Bin store just outside front door, communal grass areas and unallocated parking areas.

**LEASE** 125 years from 13<sup>th</sup> June 1988. Service Charge £557.57 per annum. Ground Rent £10 per annum.

*Virtual Tour available for this property*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan to follow

Midwinter Koval refer mortgage enquiries to Lee Martin of The Mortgage Hub, 01271 379444, who offer completely independent financial advice to provide you with a mortgage tailored to your needs. They also provide more general financial advice. Please ask for more information.

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