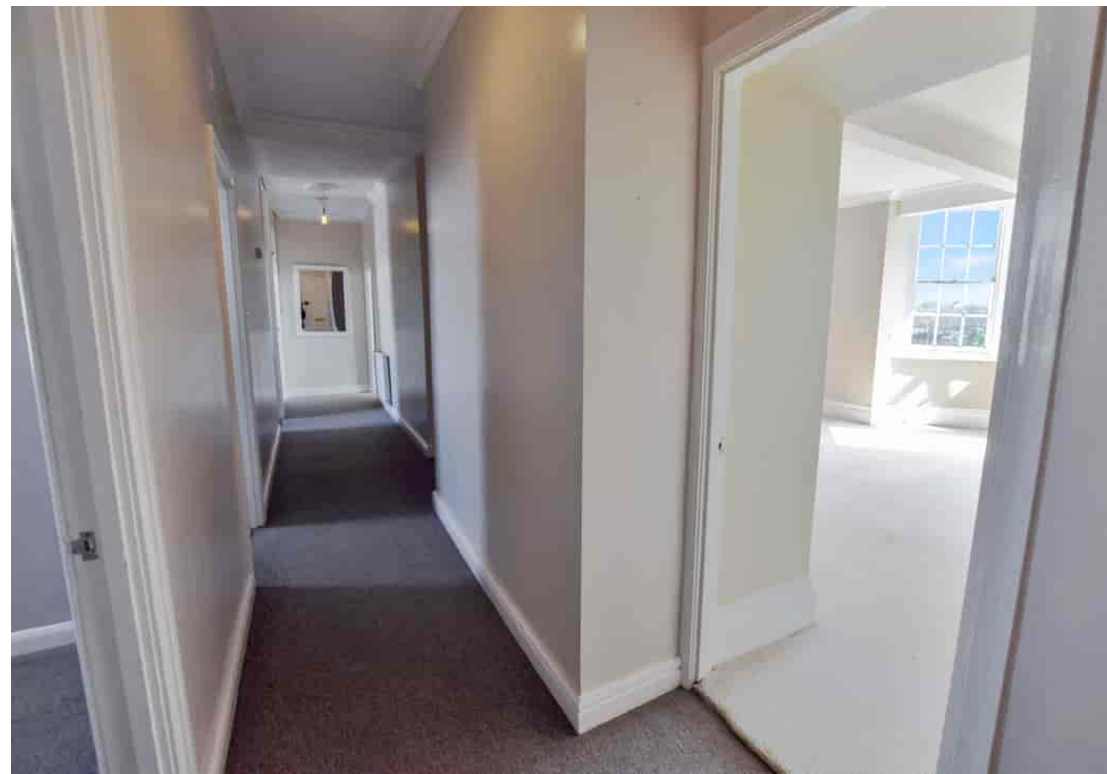
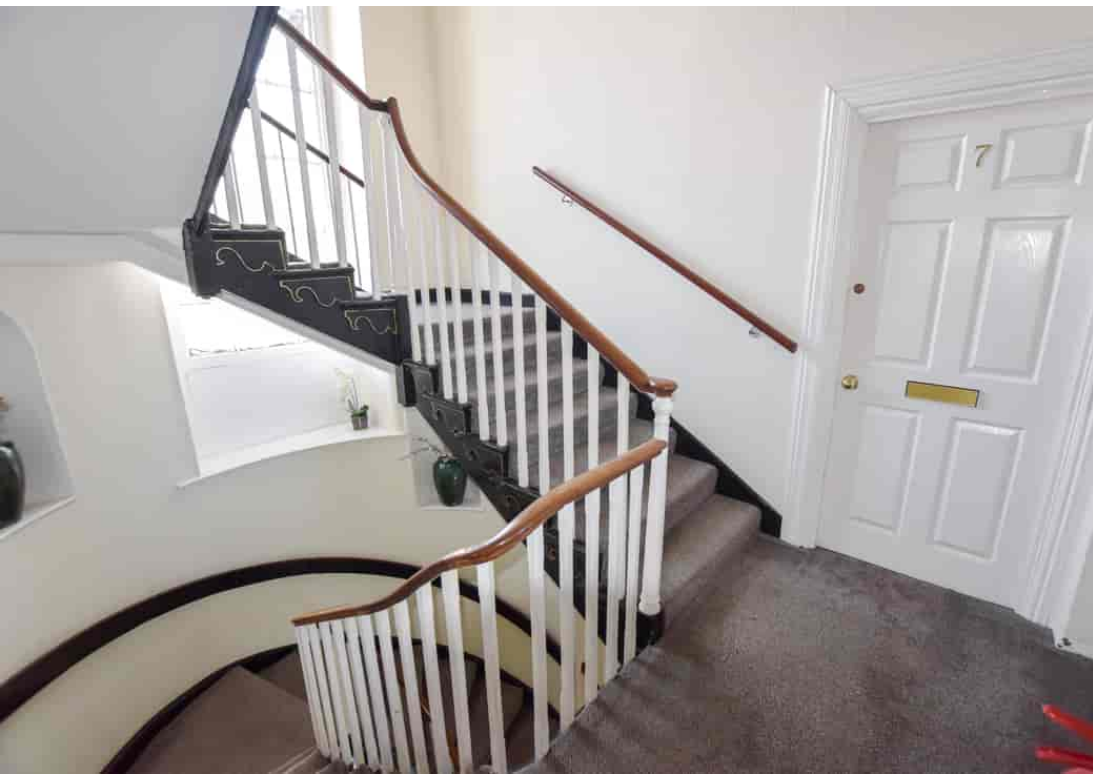




Apartment 7 York Place, Northam Road, Bideford, Devon, EX39 3LA





Apartment 7 York Place, Northam Road, Bideford, Devon, EX39 3LA  
O.I.E.O. £100,000

Conveniently situated within an easy level walk to the town centre of Bideford with a supermarket nearby as well as the Victoria Park and the riverbank, this spacious first floor apartment was originally converted from part of the Stella Maris Convent about 25 years ago. It is approached through a grand entrance with a sweeping staircase giving access to the first floor apartments.

The spacious and adaptable accommodation benefits from central heating provided by an electric boiler in the hall cupboard. The 16'0 sitting room has an open outlook over the communal gardens to the Sports Ground and beyond - ideal for football fans! There is also the benefit of a reserved car standing space with security gate and access to the communal grounds.

Available to the market vacant with no onward sales chain. Your early viewing inspection is advised.

# Apartment 7 York Place, Northam Road, Bideford, Devon, EX39 3LA

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Grade II Listed Spacious First Floor Flat

16'0 Sitting Room

Three Bedrooms

Bathroom Plus Shower

Kitchen

Reserved Car Parking Space

Access To Communal Gardens

No Onward Sales Chain

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## Ground Entrance Lobby

With staircase leading to First Floor.

## First Floor

With private door to apartment.

## Entrance Hall

Cupboard housing equipment for central heating system. Radiator and carpet.

## Sitting Room

16' 9" x 13' 2" (5.11m x 4.01m) Plus feature bay window with open outlook. Radiator.

## Bedroom One

13' 7" x 13' 2" (4.14m x 4.01m) With feature bay window with radiator and carpet.

## Kitchen

11' 3" x 7' 11" (3.43m x 2.41m) With inset stainless steel sink unit, working surfaces with cupboards under, Pine fronted eye-level cupboards, built-in electric cooker and hob, tiled splashbacks, space and plumbing for washing machine, laminate flooring and radiator.

## Bathroom

8' 0" x 7' 11" (2.44m x 2.41m) With a panelled bath with shower fitment over, vanity basin, radiator and W/C.

## Bedroom Two

9' 1" x 7' 9" (2.77m x 2.36m) max. With radiator.

## Bedroom Three

13' 5" x 6' 5" (4.09m x 1.96m)

## **Outside**

The apartment is approached off Northam Road through a grand communal entrance. There is access to the communal gardens and also a reserved car parking space with a security gate.

## **Lease Details**

Tenure: Leasehold. Lease Details: Our Vendor has informed us there is a balance of a 125 Year Lease which commenced in 2000. Ground Rent: £50 per annum. Service charge £2200.00 per annum, which includes; Buildings Insurance, Cleaning of Communal Areas, Garden and Car Park Maintenance, Outside Repairs, Maintenance of Water Filtration Plant.

## **SERVICES**

Services: Water (Borehole), Electricity and Drainage are connected.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

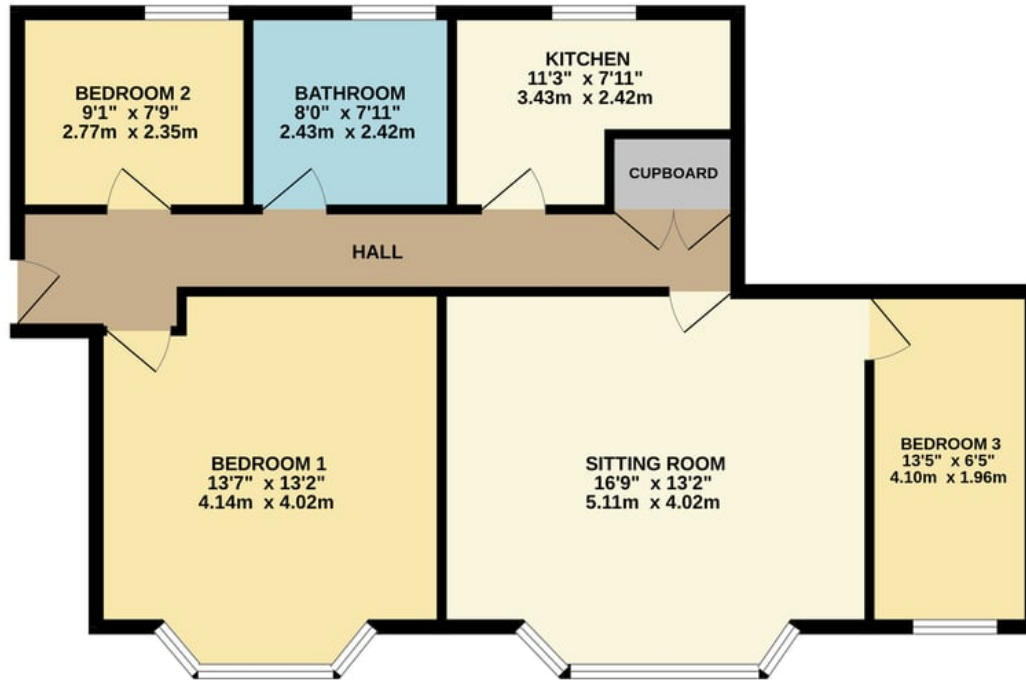
EPC Energy Rating: Grade II Listed Exempt.

## **DIRECTIONS**

From Barnstaple travel along the A39 in the direction of Bideford. After travelling over the bridge turn left at the large roundabout signposted Bideford and onto the A386. Follow the road and turn right immediately after passing the car showroom. On Northam road follow the road and York Place can be found on the left with our for sale board clearly displayed.

*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent*

GROUND FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.  
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