



- Ground And First Floor Maisonette
- Kitchen
- Bedroom
- Courtyard With Store Shed
- An Ideal First Time Buy

- Popular And Convenient Location
- Sitting / Dining Room
- Shower Room
- Allocated Parking
- Vacant - No Onward Chain!

Flat 2, 43 Clovelly Road, Bideford, Devon, EX39 3DF

Ideally suited as a great first time buy or alternatively as an investment proposition, with excellent rental potential, is this ground and first floor maisonette which benefits from PVC double glazing and gas central heating, with a private courtyard, along with allocated parking. The maisonette is Leasehold with the balance of a recently renewed 999 year Lease and is available to the market with no onward sales chain.

Kitchen

9' 1" x 9' 0" (2.77m x 2.74m)

Sitting / Dining Room

19' 7" x 9' 1" (5.97m x 2.77m)

Landing

Bedroom

9' 1" x 8' 9" (2.77m x 2.67m)

Shower Room

9' 0" x 5' 9" (2.74m x 1.75m)

Outside

The property is approached from the rear of 43 Clovelly Road, via its own allocated parking space, with a wooden pedestrian gate leading to an enclosed courtyard affording a high degree of privacy providing access to the property. There is additional on road parking available to the front of the property.

Tenure

The property is Leasehold for a term of 999 years with 998 years remaining with a peppercorn rent of £1.00 pa. Ground rent is payable at a sum of £140.00 pa, which includes an annual fire and safety test. Maintenance of communal parts is charged at 25% of the cost per property.

Services

Services: All mains services are available at the property.

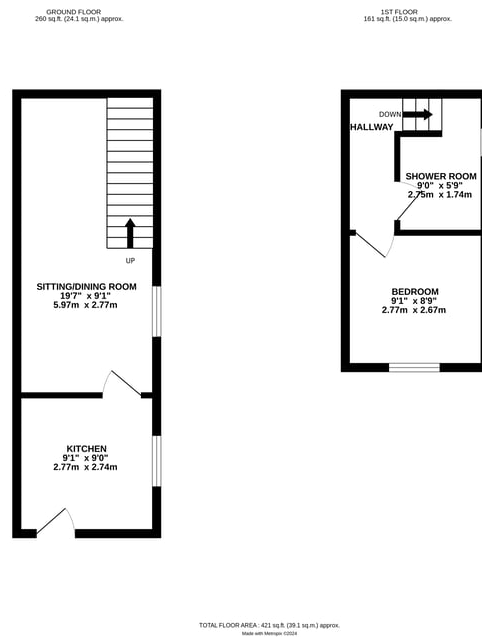
Council Tax Band: A.

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

EPC Energy Rating: E.

Directions

From Bideford Quay, depart in a Westerly direction. At a roundabout at the end of the old bridge proceed straight across and turn right at the next roundabout. Continue up hill through 2 sharp left hand bends and pass the First In Last Out pub on your left, shortly after which 43 Clovelly Road is located on your left, identified by a For Sale board.



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