



- 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. 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

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 financial advice.

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

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.

