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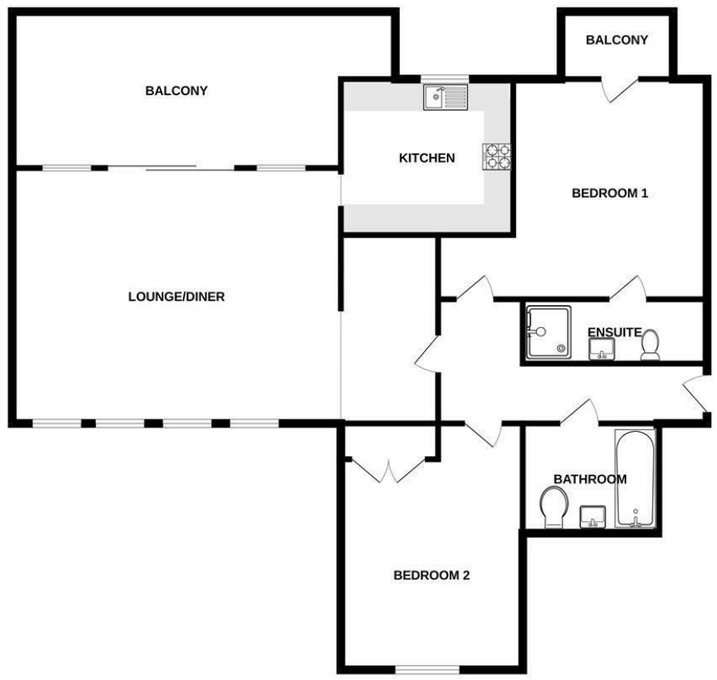
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

From Bideford Quay proceed South towards Torrington and at the first mini-roundabout continue straight across onto New Road. The property will be found at the end of the road just past the next roundabout on the left hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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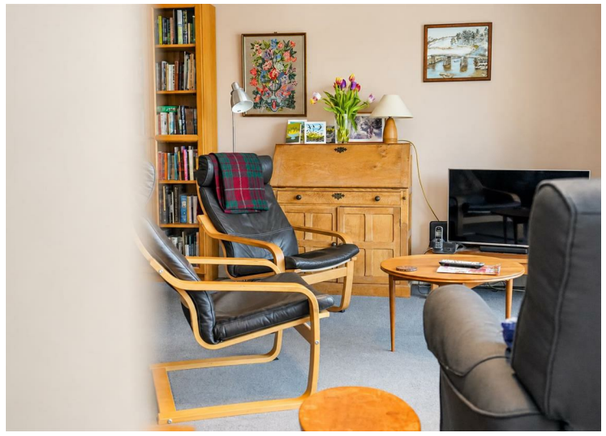
Flat 2, Longbridge Wharf

New Road Bideford, Devon EX39 5AL

Offers Over

£270,000

- Stunning riverside views
- Well-presented two-bedroom apartment
- Bright, spacious living area
- Two modern bathrooms
- Generous bedroom sizes
- Parking for up to two vehicles
- Sought-after New Road location
- Close to town centre and amenities



Phillips Smith & Dunn are delighted to offer this well-presented two-bedroom ground floor apartment, perfectly positioned within the highly desirable Long Bridge Wharf development, just a short and level walk from Biddeford's attractive quayside.

The property boasts impressive panoramic views over the tidal River Torridge, with particularly striking outlooks from both the main living area and the master bedroom, features that truly need to be seen to be fully appreciated. Further benefits include two undercover allocated parking spaces, a valuable asset in this location, along with easy, level access into the town centre where a variety of local shops, cafes, and amenities are all within comfortable walking distance.

Tenure: Leasehold.
Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.
Council Tax: Band D.
Services: All Mains Services Connected. Mains gas underfloor heating.

There is an annual service charge of £4,000 is payable in 2 instalments (May/November). The service charge includes: ground rent, cleaning of all communal areas, window cleaning building maintenance and buildings insurance.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 80 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Services
Type your text here

Council Tax band
D

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797

Room list:

Living Room/ Dining Room
6.73 x 5.08 (22'1" x 16'8")

Kitchen
2.81 x 2.79 (9'3" x 9'2")

Bedroom 1 with en-suite
3.82 x 2.94 (12'6" x 9'8")

Bedroom 2
4.14 x 3.05 (13'7" x 10'0")

Bathroom
2.09 x 1.66 (6'10" x 5'5")

Situation

Situated within walking distance of the centre of the charming market town of Bideford, with its popular traditional pannier market and an array of pubs, shops, banks, post office, restaurants and a regular farmers market. Bideford's picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary. The quaint fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages is within just a 10 minute drive. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 3 mile drive and is a favourite with surfers, families and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.