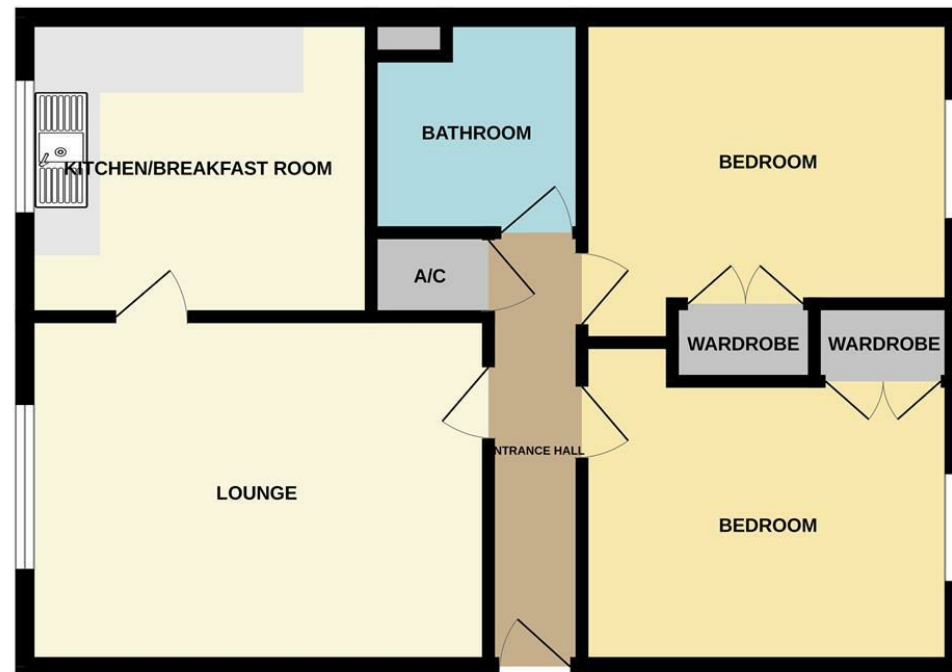


GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.
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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Purpose Built Ground Floor Apartment

39 Geneva Court, Bideford, EX39 3BQ

Guide Price

£120,000

- Purpose Built G/Floor Apartment
- Electric Heating
- Close to Town Centre
- 2 Double Bedrooms
- Long Lease
- Ideal FTB/Retirement Purchase
- PVC Double Glazing
- Designated Parking
- No Onward Sales Chain!

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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39 Geneva Court comprises a purpose-built, ground-floor modern apartment set within a small development of similar properties in a cul-de-sac location, providing easy access to Bideford town centre. The property benefits from PVC double glazing and electric heating, a recently renewed lease, and is well presented to the market with fresh decoration and some new carpeting. Available with no onward chain, an early internal inspection is strongly advised to avoid disappointment.

Briefly, the accommodation comprises a communal entrance hall leading to a private entrance hall with a useful airing cupboard, a generously sized living room, and a kitchen/diner with ample storage, an integral oven and hob, and plumbing for a washing machine. To the rear of the apartment are two double bedrooms, each with integral wardrobes, together with a bathroom fitted with a white three-piece suite.

Bideford is a popular market town and working port situated on the banks of the River Torridge. It offers a good range of amenities, including a variety of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 Atlantic Highway offers convenient access to Barnstaple, North Devon's regional centre, which hosts the area's main shopping, business, and commercial facilities.

Services

Mains Electric Water and Drainage

Council Tax band

A

EPC Rating - TBA

D

Tenure

Leasehold

Viewings

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



Outside

To the front of the property there is a designated parking space, with additional unrestricted on-road parking available nearby. The development also benefits from communal grounds, including drying areas and refuse storage.

Agent's Note:

The apartment is held on the balance of a recently renewed 990-year lease. The property is subject to an annual service charge of £960 per annum, which covers the upkeep and maintenance of the communal areas and includes the building insurance for the apartment. The lease prevents the ability to rent out this property.

Some of these photographs have been virtually staged.



Room list:

Entrance Hall

Living Room

4.27m x 3.25m (14' x 10'8")

Kitchen/Diner

3.20m x 2.74m (10'6 x 9')

Bedroom 1

3.45m x 3.05m maximum (11'4" x 10' maximum)

Bedroom 2

3.30m x 3.05m maximum (10'10" x 10' maximum)

Bathroom

2.13m x 1.96m (7' x 6'5")