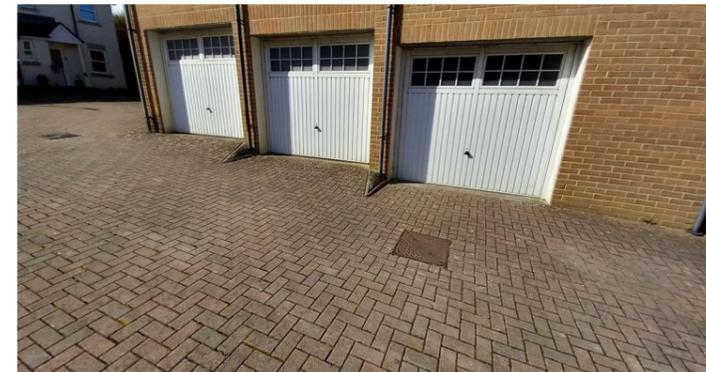
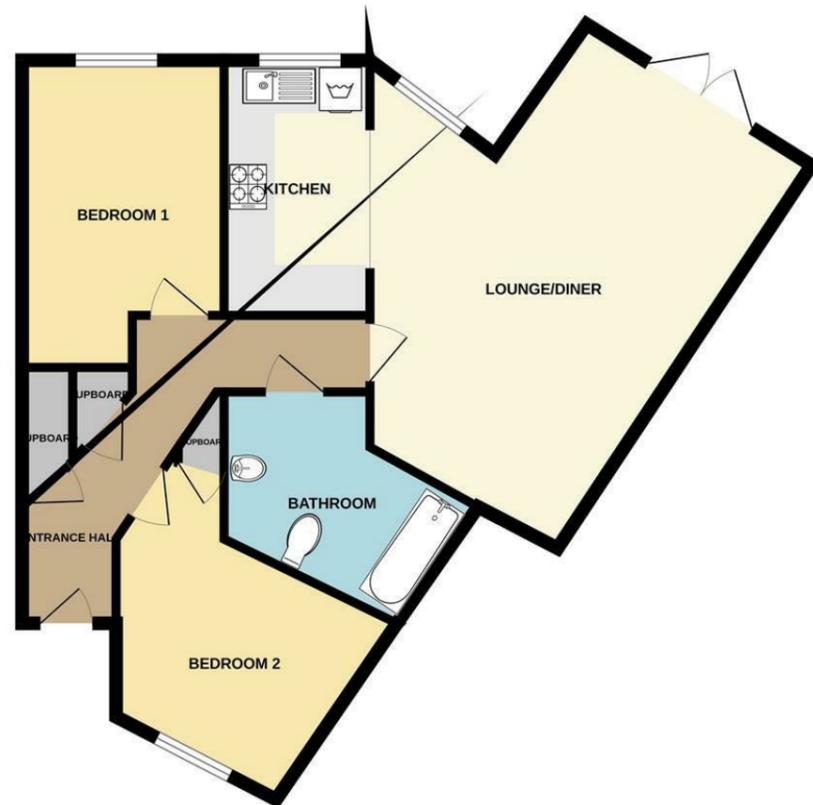


GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



Well Appointed Modern Apartment
46 Union Close, Bideford, EX39 3FE

Guide Price

£135,000

- Modern Purpose Built Apartment
- PVC Double Glazing
- Close to Town Centre
- Second Floor
- Gas Radiator Central Heating
- Garage and Parking
- 2 Bedrooms
- Far Reaching Views
- No Onward Sales Chain!!

Directions

From Bideford quay front, depart in a southerly direction, passing straight across a roundabout at the end of the Old Bridge, At the next roundabout turn tight, proceeding uphill, and continue around 2 sharp left hand bends, after which turn left into Union Close. Follow the road around to the right where you will find the block within which number 46 is situated.

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

Call 01237 879797

or email bideford@phillipsland.com

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Room list:

Entrance Hallway

Living Room

5.99m max x 5.16m max (irregular shape) (19'8" max x 16'11" max (irregular shape))

Kitchen

3.30m x 1.96m (10'10" x 6'5")

Bedroom 1

3.35m x 2.64m (11' x 8'8")

Bedroom 2

3.66m max x 2.74m max (12' max x 9' max)

Bathroom

Overview

46 Union Close is a purpose built apartment situated on the second floor, accessed through a communal entrance. Boasting generous sized PVC double glazed and gas centrally heated accommodation, and pleasant far reaching views across rooftops, the apartment is offered to the market vacant, with the benefit of no onward sales chain!! It is thought by the selling agents, Phillips Smith and Dunn, that this apartment is ideally suited for a first time buyer, for which an early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides a communal entrance facility leading to the second floor. There is an entrance hallway having useful storage and an airing cupboard, a generous sized living room having a Juliette balcony and far reaching views across rooftops, with open access to a well appointed kitchen with ample storage, along with an integral oven, hob and washer/drier., and additional appliance space. There are 2 bedrooms, each with an integral wardrobe, and a spacious bathroom with a 3 piece suite.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devon's Regional Centre, housing the areas main shopping, business and commercial venues.

Outside

The property benefits from a SINGLE GARAGE located under a nearby coach house. Communal parking facilities are available within Union Close.

AGENTS NOTE - The property is held on the balance of a 199 year lease with 182 years remaining. The annual ground rent is £120, with the annual service charge being approximately £1200.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

B

Tenure

Leasehold

Viewings

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

