



For Sale to Investors. A Ground Floor 2 bedroom flat & First Floor 1 Bedroom Flat located within this building with both flats having the distinct advantage of an off road parking space and garden area. Both are currently rented out and being sold with no onward going chain.



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Flats 1&2, 17 Barton Tors, Bideford, Devon,
 EX39 4EY | £199,950

Barton Tors is located on the higher part of East of the Water and is within easy reach of Bideford town centre and quayside which benefits from an excellent range of both local and national high street shops schools, banks and leisure facilities. Close at hand are the coastal resort of Westward Ho! with its sandy beach and the picturesque fishing village of Appledore. The regional centre of Barnstaple is within 10 miles.

Directions: From Bideford Quay proceed over the Old Bideford bridge, at the mini roundabout continue straight over and ascend Torrington Lane, at the roundabout at the top of the hill turn right into Gammaton Road and take the turning on the right into Barton Tors where 17 can be found a short way on the right.

Flat 1:

Entrance Hall: Upvc double glazed front door, radiator, storage recess, upvc double glazed door and window to rear.

Living Room / Kitchen: 17' 11" x 11' 5" (5.46m x 3.48m) Living area with upvc double glazed patio doors to rear and radiator. Kitchen with extensive range of matching wall and base units and roll top work surfaces, inset stainless steel sink with mixer over, tiled splash backing, fitted oven and hob with extractor over, integrated washing machine and fridge freezer, wall mounted gas fired combination boiler, upvc double glazed window to front.

Bedroom 1: 10' 5" x 10' 4" (3.17m x 3.15m) Upvc double glazed window to front, radiator.

Bedroom 2: 9' 6" x 7' 4" (2.89m x 2.23m) Upvc double glazed window to rear, wall mounted electric heater.

Shower Room: White 3 piece suite comprising shower cubicle, wash hand basin and close coupled w/c, part tiled walls, radiator, upvc double glazed window.

Outside: To the front of the property is an off road parking space To the rear is an enclosed fenced garden mainly laid to gravel with patio area.

Flat 2:

Entrance Hall: Half glazed UPVC double glazed door off, staircase to first floor

First Floor Landing: Loft Access, double radiator .

Lounge: 11' 2" x 10' 9" (3.40m x 3.27m) Television point, double radiator, UPVC double glazed window

Kitchen: 8' 8" x 8' 5" (2.64m x 2.56m) Fitted with a range of cream 'Shaker style' base and wall cupboards with integrated electric 4 ring hob and oven with filter above, integrated Fridge/freezer, plumbing for washing machine 1 ½ bowl stainless steel sink, UPVC double glazed window

Bedroom: 11' 10" x 8' 10" (3.60m x 2.69m) Double radiator, UPVC double glazed window, built in wardrobe.

Shower Room: 7' 7" x 6' 2" (2.31m x 1.88m) Fitted with a three piece white suite comprising modern panelled bath with mixer/shower attachment, close coupled WC and wash hand basin, 2 UPVC double glazed windows, heated towel rail..

Outside: To the front of the property is an off road parking space and garden.

EPC: Flat 1 - EPC Rating C Flat 2 - EPC Rating C

Rental Figures: Flat 1 is currently rented at £595pcm. Flat 2 is currently rented at £550pcm

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