



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



A one bedroom 1st floor freehold apartment ideally located for Bideford town centre. Offering views over the town and the river. Parking space.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
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17 St Marys Flats, Buttgarden Street,
 Bideford, Devon, EX39 2AY
Guide Price £85,000

Situation: St Marys Flats is located only a short walk to Bideford Town centre and Quayside and close to many in town and out of town amenities. Bideford benefits from a good range of local amenities schools banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the picturesque fishing village of Appledore. The regional centre of Barnstaple is approximately 10 miles away.

From Bideford Quay ascend the High Street turning left into Grenville Street. Proceed (passing the Pannier Market on your right) into Buttgarden Street where St Marys Flats are found on the left hand side approx half way along. No 17 is in the first block on the first floor.

Communal Entrance : Open stairs from the street to landing area. Steps to UPVc Front Door

Entrance Hall : Night storage heater, built in cupboard.

Kitchen 15'3" (4.65m) x 6'7" (2.01m) : With wall and base units comprising cupboards and drawers. Stainless steel sink unit. Cooker point with steel splash back and extractor above. Washing machine connection. Part tiled walls. UPVc double glazed windows.

Living Room 13'0" (3.96m) x 10'8" (3.25m) : UPVc double glazed dual aspect room with river views. Night storage heater.

Bedroom 10'5" (3.18m) x 8'10" (2.69m): UPVc double glazed dual aspect room. Built in wardrobe.

Bathroom 7'6" (2.29m) x 6'8" (2.03m): White suite comprising bath with tiled surround and Mira shower over. Vanity style hand basin. Close coupled wc. Airing cupboard housing lagged hot water cylinder.

Outside : Far side access to the rear with allocated parking space.

Service Charge Information : Freehold. The annual service charge is currently payable to Peninsula Management which is due quarterly at a cost of £362.50 which does include building insurance.

The `Right of Way` to the parking space is an additional £55.00 per year.

Current Tenancy : The property is currently let for £500pcm. The tenant has been served with a notice to vacate, however he would stay if agreed with a purchaser.

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