

14 Longbridge Wharf
New Road, Bideford, Devon EX39 5AL

Price Guide: £570,000

HARDING & CO
ESTATE AGENTS & VALUERS

A superb waterside penthouse apartment, with a bespoke open-plan design, arranged over two spacious floors with 3 bedrooms (1 en-suite), stunning living/kitchen/dining space with vaulted ceilings and balconies overlooking the River Torridge. The exclusive accommodation also includes a welcoming hallway (very homely), utility room and further bathroom, single garage and parking space.

No Chain

Longbridge Wharf sits on the west bank of the River Torridge and is a short, level walk to all the local amenities.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles.



- Individually designed duplex apartment
- Over 1400 sq ft of spacious accommodation
- Prime waterside location – level walk to amenities
- 3 – generous bedroom (1 en-suite)
- Superb open-plan living/kitchen space with dual aspect views
- Single Garage with electric door and additional space
- Extremely High Quality Kitchen and Bathroom fittings using highest grade materials
- 3 Balconies
- Lift Access to the apartment

Tenure: Leasehold – Share of Freehold

Lease Details: The property offers the remaining balance of a 999 year lease in which each resident has a 1/15 share of the freehold. The managing agent is Peninsula Management SW Ltd.

*The property cannot be holiday let for commercial purposes but can be used as a private holiday residence.

Service Charge: The 2023 service charge is £3,100 payable in 2 x instalments usually May & November. This includes buildings insurance, maintenance of the communal areas, servicing of the lift and ground rent.

Services: All mains services connected including modern gas central under-floor heating.

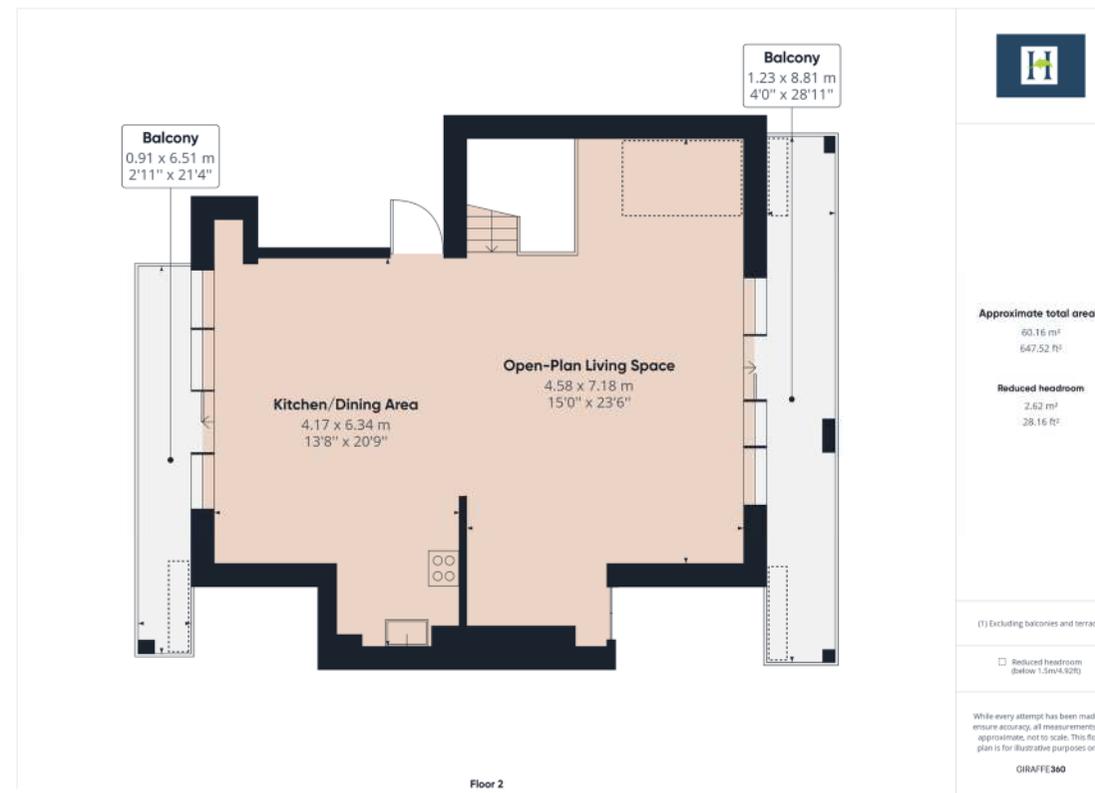
Energy Performance Certificate: C

Council Tax Band: E

Directions

From Bideford Quay, head south towards Torrington. Continue over the mini roundabout at the Old Bridge and continue along the river to the next roundabout. Bear left onto New Road and Longbridge Wharf will be found on the left-hand-side.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

