



8 THE OLD SCHOOL, GENEVA PLACE, BIDEFORD. EX39 3FU - GUIDE £190,000

Stylish and contemporary two bed loft style apartment within a converted Victorian School building. The property has a fantastic open plan living kitchen room with fitted log burner, mezzanine floor and two allocated parking spaces.





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This impressive building formed part of the local school being converted in 2007 to create a superb collection of loft, industrial style apartments normally seen within larger city environments. Many of the original features have been kept to afford a unique yet stylish creative space for someone looking to be within a central town position. The building is within a short level walk of the Victorian Pannier Market with a collection of Artisan independent shops. Also being very convenient for the town's Comprehensive College off Abbotsham Road and Junior/Infants School off Clovelly Road. The main shopping centre for Bideford and its picturesque quayside is within quarter mile or so. The Affinity shopping Outlet, Asda Supermarket, Lidl's, Aldi and other commercial premises are located on the outskirts of town just over half a mile away.

SERVICES: Mains water, electric and drainage. Single glazed windows. Service and maintenance charges come to approx. £1500.00 per annum with the ground rent being £180.00 - Crown property maintenance are used to look after the property.

TENURE: Leasehold with the balance of a 999 year old lease remaining. The current residences of the building are in the process of buying the freehold from the current freeholder which would remove the ground rent payment.

COUNCIL TAX BAND: B.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and continuing past the Fire Station and into Old Town. At the junction and Zebra crossing proceed forward into Clovelly Road and then first right into Geneva Place where the property will be found at the end of the road with the entrance into the parking area being on your right hand side.

Communal entrance with stairs leading up to a lobby area:

ENTRANCE HALL: Fitted carpet and shelved airing cupboard housing hot water tank. Built-in cupboard.

LIVING/KITCHEN/DINING ROOM: 9.67m x 4.16m Fantastic open plan double ceiling height space, fitted log burner, parquet flooring and exposed painted brickwork. Glass balustrade staircase leads up to the **MEZZANINE AREA:** with fitted carpet, electric radiator and currently used as a living room/playroom. Fire exit. **KITCHEN:** Working surface incorporating single drainer stainless steel sink unit, tiled splash back, four ring electric hob with extractor over. Eye level oven and microwave, fridge/freezer, dish washer and washing machine. Laminate flooring.

BEDROOM ONE: 4.26m x 3.74m Large electric radiator and fitted carpet.

BEDROOM TWO: 4.95m x 2.39m Electric radiator and fitted carpet.

BATHROOM: Bath with fitted splash board, large walk in shower with overhead and handheld shower fitted. Low level dual flush WC, his and her wash basin vanity unit with storage underneath. Extractor fan and laminate flooring fitted.

OUTSIDE: Communal grounds to enjoy with level lawns, patio and seating areas plus two allocated parking spaces.



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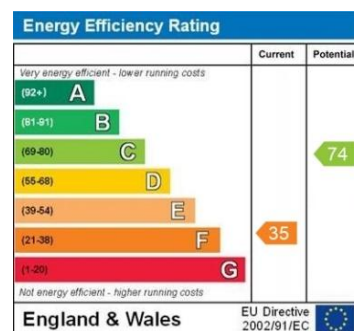


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Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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