



Apartment 5, Ford House

Price Guide: £239,950

Rowe Close, Bideford, Devon EX39 5XX

HARDING & CO
ESTATE AGENTS & VALUERS

A special one...

Firstly, that terrace!

The apartment offers the most amazing outdoor space that is completely private and surrounded by a beautiful steep landscape, full of mature trees and vegetation – you really could imagine yourself being anywhere in the world!

Secondly, the accommodation!

This is an immaculately presented & spacious second floor apartment that offers a huge amount of internal space, cleverly designed to include: 2 bedrooms (1 ensuite with walk-in dressing room) a large lounge/diner, generously appointed kitchen with access to the terrace, a hallway spacious enough to incorporate office space, a family bathroom and a walk-in storage cupboard.

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 including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. 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. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



Buildings History: A substantial local dwelling from 1844 which became the Bideford Zoo House in the Mid 20th Century, which closed in the 1970's. The building was then converted into 6 beautiful apartments by a local builder in 2010.

Outside: Allocated off road parking for 1 vehicle & a generous garage.

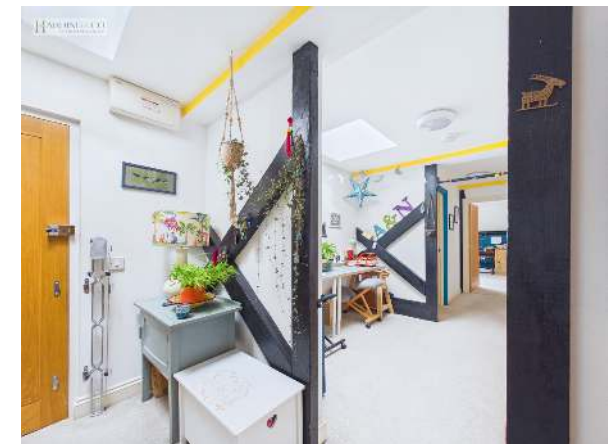
Services: Mains electricity, water and drainage. Gas central heating system.

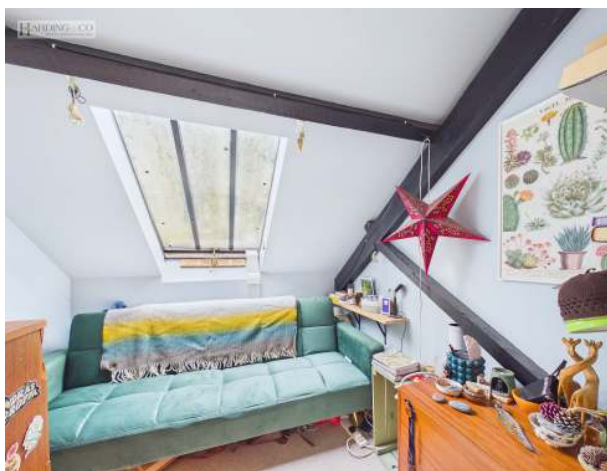
Tenure: Leasehold – 999 year lease starting from 1st January 2010. Approx. annual fee £1020.00 (which includes Ground Rent, Service Charge & Home Insurance)

Energy Performance Certificate: C

Council Tax Banding: C

Directions: From Bideford Quay, head right towards New Road and take the first left on the mini roundabout towards Torrington. As you leave Bideford, take the right hand turn into Ford Rise. Continue into Ford Rise and take the first left into Soloman Drive and then take another left into Rowe Close. The property can be found at the bottom of the road near the mini roundabout.





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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.

