



BRIGHTS
ESTATE AGENTS



14 WOODER WHARF, NEW ROAD, BIDEFORD, EX39 5AA - £279,950

An outstanding riverside apartment with character affording impressive views - conveniently located a short level walk along the picturesque quayside to the town centre. Now in need of refurbishment.



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Welcoming communal entrance & foyer (serving just 4 apartments). Door entry phone, private lower hall with easy dog leg staircase to galleried landing, 23' x 20' lounge with tiled roof terrace, unit fitted & equipped kitchen, 2 bedrooms, en suite bathroom and guest shower room. Internal access to basement - tandem length double garage, studio and utility rooms plus extensive storage space. Superbly converted just over 20 years ago by Grencolodge so as to retain the original character of the natural random stone faced external elevations and incorporate contemporary living accommodation with feature vaulted ceilings, sealed double glazed windows (now requiring repair/replacement) and gas central heating.

The views over and close proximity to the River Torridge need to be seen to be fully appreciated. Also encompassing Bideford's ancient Long Bridge and more recently built Torridge Bridge from a magnificent fully glazed gable end bay within the lounge. Double doors and glazed screens also give access to a delightful and quite sheltered roof terrace.

The Port and Market town of Bideford is a charming environment with compact traditional shopping centre, authentic Victorian Pannier Market and Art Gallery adjacent to the beautiful Victoria Park and Playing fields.

Situated just 3 miles from the nearby seaside resort of Westward Ho! with its long sandy beach, miles of Cliffside walks and Championship Golf Course. There is a local Yacht Club at the estuary village of Instow just 4 miles away. The North Devon Link Road is within 2 miles allowing ready access to the areas principal town of Barnstaple (10 miles) and M5 Motorway link just north of Tiverton approx. 45 miles.

THE LEASE: Held on a 999 year term from 1st July 1998. **GROUND RENT:** £50 per annum without review.

SERVICES CHARGES: Controlled by the Wooder Wharf Management Company. For the period April 2019 to March 2020 the cost was £1,100 plus a Building Insurance contribution of £285.00.

SERVICES: All mains connected. **COUNCIL TAX:** Band D

ACCOMMODATION (all measurements are approximate)

COMMUNAL RECESSED ENTRANCE: With door entry phone system accessing the: **COMMUNAL FOYER:** Serving just 4 apartments.

PRIVATE ENTRANCE DOOR TO NUMBER 14: With

LOWER HALL: Having radiator and easy dog legged staircase to the:

GALLERIED LANDING: Velux roof light. Radiator. Wall mounted door entry phone. Walk in airing cupboard with slatted linen shelving, radiator and light also housing the wall mounted Worcester condensing combination central heating and hot water boiler (installed 2010).



LOUNGE: 7.02m (plus 0.94m gable bay) x 6.24m max (23' x 20' 6"). Close pine boarded lofted ceiling with feature glazed gable end floor to ceiling height bay window. Affording views across the River Torridge and Bideford's Old and New bridges plus further windows and glazed double doors to east facing and riverside roof terrace. Two double and one single radiator, built in eaves store cupboard with light.

TILED ROOF TERRACE: 3.49m x 1.94m (11' 5" x 6' 4").

KITCHEN: 3.4m (plus fridge recess) x 2.6m (11' 2" x 8' 6"). Inset one and half bowl textured sink unit. Extensive working surfaces and range of painted effect Shaker style base and wall mounted storage units and wine rack. Integrated Bosch dish washer, Baumatic gas range cooker with stainless steel chimney extractor over. Riverside windows. Part tiled walls, tiled floor and Kick space convactor heater.

RIVERSIDE BEDROOM 1: 5.32m x 3.49m (17' 5" x 11' 5"). Large velux roof light with blind, two double radiators, fitted carpet as laid. Range of fitted wardrobes. **EN SUITE:** 3.47m x 1.68m (11' 5" x 5' 6"). White suite with acrylic bath, hot and cold taps plus retractable hand shower. Integrated china wash basin and WC with storage fittings, display shelves and illuminated dressing mirror. Part tiled walls. Ladder style towel radiator. Velux roof light with blind, shaver point and extractor fan.

BEDROOM 2: 3.47m x 2.6m (under eaves) (11' 5" x 8' 6") Large velux roof light with blind, radiator.

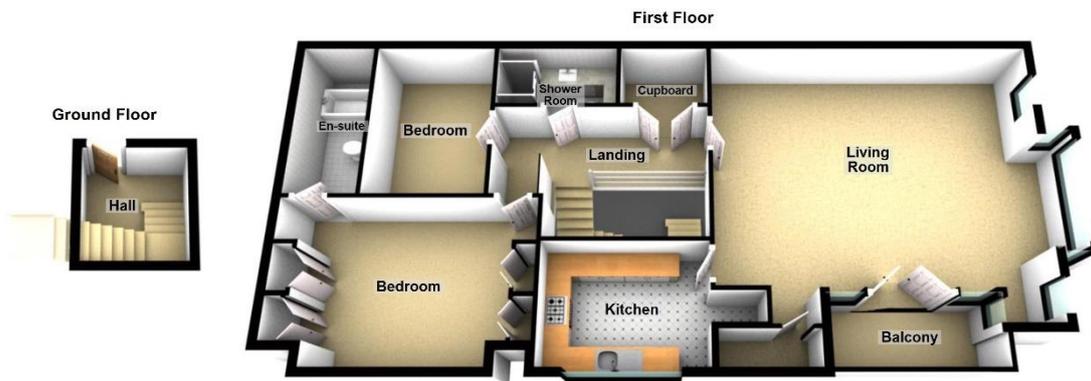
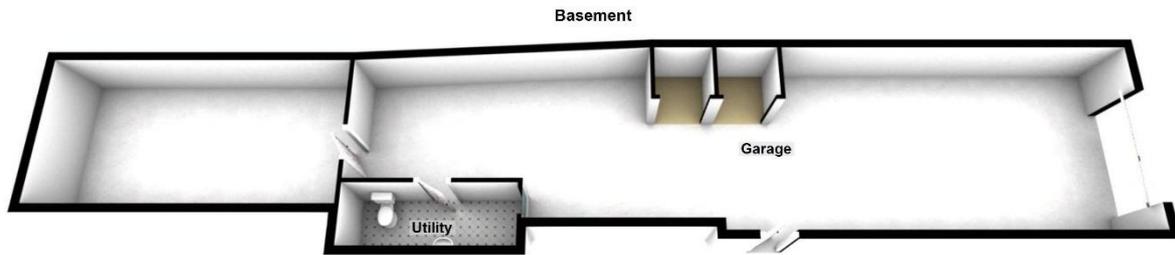
GUEST SHOWER ROOM: Fully tiled shower cubicle with plumbed in Mira shower and glass screen door. Integrated china wash basin and low level WC with custom fitted storage cupboards and doors. Shaver point and velux roof light. Ladder style towel radiator and extractor fan.

BASEMENT AND GARAGING: An internal staircase from the entrance foyer leads down to this substantial and private arrangement. Having external access through the brick paved vehicular entrance and parking area with automatic up and over door. Tandem length **DOUBLE GARAGE:** 12.89m (max) x 2.83m (42' 3" x 9' 3") pillared width, widening to 4.14m (13' 7") to include storage shelves, narrowing to rear 2.46m (8' 1") plus covered storage area.

This opens into a **WORKROOM/STORAGE AREA:** 3.88m x 3.17m (12' 9" x 10' 5") with **UTILITY ROOM:** off 3.64m x 1.65m (11' 11" x 5' 5"). With china pedestal wash basin, low level WC and plumbing for automatic washing machine. Further **STUDIO ROOM:** 5.96m x 4.07m (19' 7" x 13' 4") fluorescent lighting.

If required there is a communal lawned garden and drying area within the grounds of the adjacent Wooder Wharf apartments.





Total area: approx. 209.4 sq. metres (2254.3 sq. feet)

PLAN NOT TO SCALE - FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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