



14, Longbridge Wharf



# 14, Longbridge Wharf

, Bideford, Devon, EX39 5AL

Walking distance to Bideford Town, Instow beach 3 miles,  
Barnstaple 10 miles

A stunning penthouse apartment situated on the water's edge overlooking the River Torridge and enjoying the ever-changing vistas of the river and the surrounding countryside

- Stunning waterside apartment
- Over 1500 square feet of accommodation
- Three bedrooms (1 en-suite)
- Single garage and parking
- Three balconies
- Leasehold
- Lift access to apartment
- Council tax band E

## Guide Price £480,000

### SITUATION

This superb apartment overlooks the River Torridge in a highly convenient position within walking distance of the market town of Bideford, a working port with regular sailings to Lundy Island. Located on the banks of the River Torridge, Bideford has a full range of essential amenities including many individual shops, supermarkets, banks, butchers, doctors, dentists and a library. Numerous cafes and restaurants offer a range of cuisines from family-friendly to fine dining. A number of schools are in the area (public and private) together with a large riverside park and nearby sports facilities. A central attraction is The Burton at Bideford which is an Art Gallery and Museum, offering a vibrant and family-friendly cultural hub. There is easy access to the Tarka Trail from Bideford, which affords superb walks and cycle rides, extending beyond Great Torrington and Barnstaple, forming part of the national cycle trail. The beaches of Instow, Westward Ho! and Northam Burrows Country Park are close by and also the Royal North Devon Golf Course, the oldest links course in England. The regional centre of Barnstaple is 10 miles away which has a regular rail link to Exeter. Also the A361 Link Road connects to the M5 Motorway at Junction 27.



## DESCRIPTION

Longbridge Wharf has 15 individually owned apartments with garages and parking. The reverse-living configuration of this apartment offers the opportunity to take full advantage of its elevated position above the tidal River Torridge and its ever-changing vistas. The apartment has been in single ownership since its construction in 2005 and represents one of the finest properties in the Bideford area. The property offers over 1500 square feet of accommodation, over two floors, A stunning living/kitchen/dining area, with vaulted ceiling and two balconies on the second floor. Three double bedrooms, one en suite shower, a family bathroom, extensive utility room and a large entrance hall on the first floor. Wardrobes and storage facilities throughout the property. The property is highly versatile and can be used as a main home or as a holiday home/investment. The property is available with no ongoing chain and the agents would strongly advise a full internal inspection.

## ACCOMMODATION

The secure entry door, complete with an entry phone system, welcomes you into the communal corridor and provides stairs and lift access to each storey, with the apartment entrance located on the third floor.

On entry there is a spacious and appealing hallway with stairs to the first floor. The superb dual aspect master bedroom benefits from breath-taking river views with sliding doors to the balcony. The en-suite includes WC, sink and shower enclosure. The two additional bedrooms are both doubles with the second bedroom also boasting River views. The ground floor also has the main bathroom which includes bath with shower above, WC and wash basin with vanity unit below and a large spacious utility room, with granite worktops which houses the underfloor heating controls and the condenser boiler.

When entering the first floor you are immediately welcomed by the impressive, light and spacious open plan space, with vaulted ceilings, large A frame windows and sliding doors to the balcony which commands stunning views and allows natural light to flood in to the whole space. The kitchen is fitted with a range of units with granite worktops, built-in double oven, inset gas hob with extractor hood over, built-in fridge/freezer, dishwasher and a large breakfast bar. There is ample space for a living room furniture, dining table and built-in areas for storage. This really is a space that needs to be seen to be fully appreciated.

## GARAGE AND PARKING

Large single garage with electric up and over door, light and power connected, useful high-level storage. Parking space for one vehicle in front.

## SERVICES

All mains connected. Underfloor heating throughout. Heated towel rails in en suite and family bathroom

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

## LEASE

The property is sold with the remaining balance of a 999 year lease where each resident is a 1/15 shareholder of the freehold. Annual service charge £4000 per annum payable in 2 instalments - this includes buildings insurance, maintenance of the communal areas, servicing of the lift and ground rent



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	79
EU Directive 2002/91/EC			

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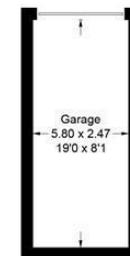
Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft  
Garage = 14.2 sq m / 153 sq ft  
Total = 154.3 sq m / 1661 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963023)



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