



7 Longbridge Wharf



# 7 Longbridge Wharf

, Bideford, EX39 5AL

Short walk to Town Centre & amenities. Instow/beach 3 miles.  
Barnstaple 10 miles

A beautifully appointed, premium apartment in an enviable waterside location with stunning views, garage and parking.

- Fantastic River Views
- Study/Bedroom 3
- 2 Large Balconies
- Parking & Garage
- Council Tax Band 'E'
- 2 Double Bedrooms
- Contemporary Open-Plan Living
- Elevator & Stairwell Access
- No Onward Chain
- Leasehold

Guide Price £395,000

## Situation

Occupying a commanding position, on the banks of the River Torridge, 7 Longbridge Wharf offers picturesque waterside living, towards the edge of the historic, port and market town of Bideford, only a short and level walk from daily amenities. Located on the banks of the River Torridge, the town offers a comprehensive range of facilities and amenities within walking distance, including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private), popular pannier market, 5 supermarkets and a retail complex. The River Torridge flows through the heart of the town, beside which is 'The Quay', with various vessels docking daily, including the 'MS Oldenburg' (tide dependent), the passenger ferry to Lundy Island. The 'Tarka Trail' affords superb long walks and cycle rides through beautiful scenery. Local coastal villages include: Instow ((3 miles), with a glorious, sandy beach. Appledore (3 miles), a picturesque fishing village. Westward Ho! (2 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.

The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).



## Description

Longbridge Wharf was built approximately 20 years ago by a local, award-winning, architectural practice and remains one of the most desirable addresses within the area. The entire development consists of only 15 properties and No.7 ranks amongst the finest, on this purpose-built estate. The bespoke accommodation has been both well-considered and appointed, the spacious living space takes full advantage of its beautiful, riverside setting and the magnificent, everchanging views. The apartment was originally conceived with 3 bedrooms but now has the benefit of 2 double bedrooms (both ensuite) and additional reception space but could comfortably be adjusted, subject to needs. The property is complemented by a garage and parking.

## Accommodation

Main door opens into a welcoming atrium/central hall, with the choice of elevator or a single flight of stairs to the FIRST FLOOR and APARTMENT 7. The front door opens into the ENTRANCE HALL, leading into the bright and open STUDY / RECEPTION ROOM (originally proposed as bedroom 3) and into the main HALLWAY, with storage cupboard. The spacious, double aspect KITCHEN / LIVING ROOM is an incredibly impressive, contemporary living space, with breath-taking, river views and glazed doors opening to the balcony/dining terrace. The kitchen is fitted with a comprehensive range of light base units with granite worktop and matching wall units and a full range of 'Neff' fitted appliances.

BEDROOM 1 is a double room with, large, inset fitted wardrobes, ensuite shower room and doors to a large balcony/terrace. BEDROOM 2 is a double room with ensuite shower room and fine, river views. The FAMILY BATHROOM with white suite comprises, bath, basin/vanity unit beneath, WC & heated towel rail.

## Outside

Parking is provided by a single garage with mezzanine, providing further storage space, allocated parking in front.

## Services & Additional Information

Services: All mains services are currently connected. Underfloor heating throughout via gas boiler.

Broadband: 'Standard' 'Superfast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Variable / Vodafone - Good (Ofcom). Please check with chosen provider.

Lease - The property has the benefit of the remainder of a 999 years lease (from 2007) and owns a share (1/15) of the freehold.

Annual service charge of £4,000 is payable in 2 instalments (May/November). The service charge includes: Ground rent, cleaning of all communal areas, window cleaning building maintenance and buildings insurance.

## Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

## Directions

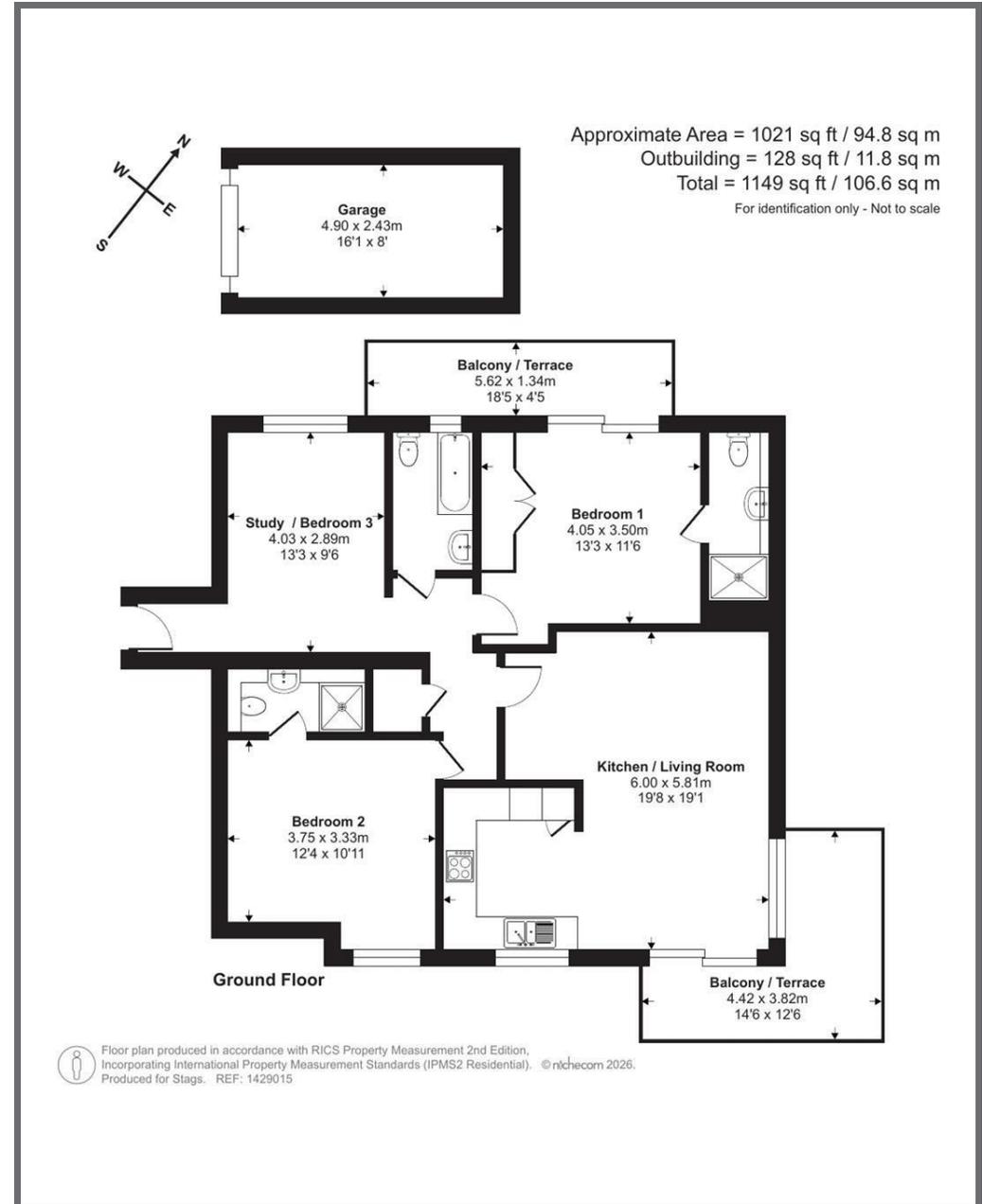
Starting from Bideford Quay, head south on New Road, at the mini-roundabout, go straight over, onto the A386, signed Torrington/Holsworthy/Okehampton. and take the first left into Longbridge Wharf.

Postcode: EX39 5AL (Not to be relied upon)

What3words: ///funky.headsets.emphasis



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	82
(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		EU Directive 2002/91/EC	