



41 Kala Fair, Bideford, EX39 1TX

£125,000

A spacious 2 bedroom ground floor flat with communal residents gardens and parking, offered for sale with no onward chain and ideal as a first home or investment purchase.

Description

A well-presented 2 bedroom ground floor flat offering spacious and light accommodation, situated within a popular residential development and available with no onward chain. The property benefits from a bright lounge, fitted kitchen, two bedrooms and a modern shower room. Conveniently positioned on the ground floor, the apartment would make an ideal first time purchase, buy to let investment or low-maintenance home for those looking to avoid stairs.

Externally, the property enjoys access to well-kept communal gardens and generous communal parking for residents and visitors alike. The apartment has been successfully tenanted in recent years and offers excellent potential for continued investment income if desired.

Communal Gardens

To the rear and surrounding the development are communal lawned gardens providing pleasant outdoor space for residents.

Parking

There is ample communal residents parking available within the development.

Leasehold Information

A 999 year lease was granted on 1st July 1990 with approximately 964 years remaining.

Each apartment owner owns a one thirty-sixth share of the Freehold and forms part of the Management Company. The current service charge is approximately £900 per annum, payable in two instalments of £450 in January and £450 in June.

Lounge 18'3" x 9'4" (5.57 x 2.85)



Bedroom 1 8'2" x 14'3" (2.49 x 4.35)



Bedroom 2 8'3" x 9'0" (2.53 x 2.75)



Shower Room 6'11" x 5'2" (2.12 x 1.58)



Kitchen 5'0" x 9'10" (1.53 x 3.01)



Information

Age - 1990

Tenure - Leasehold with 1/36th Share of Freehold

Lease Length - 963 years remaining

Service Charge - £900 per annum (Paid in halves 6 monthly)

Lease Term - No pets allowed

Heating - Electric heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band A

EPC Rating - D 66 - Potential to be C 74

Nearest supermarket - Tesco 0.5m / Co-op 0.5m

Seller's position - No onward chain

Potential Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £695pcm - £715pcm, subject to any required works and compliance with legal obligations (accurate as of February 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

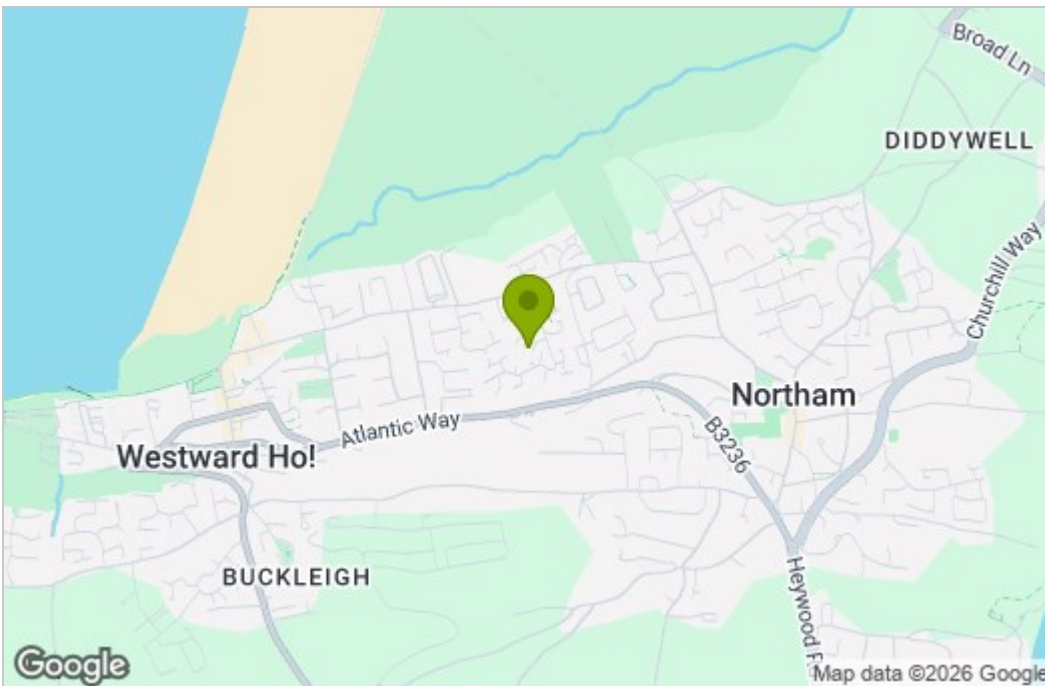
Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

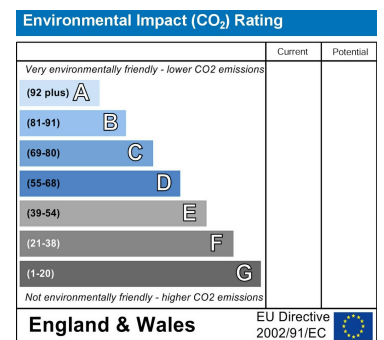
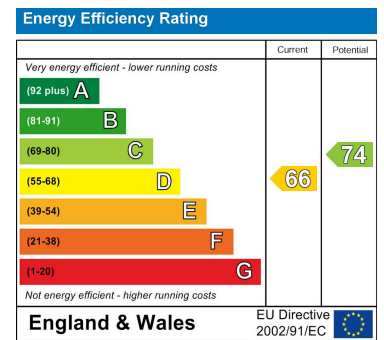
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.