



Flat 6, Carnegie
Clevelands Park, Northam, Bideford, EX39 3QH

Price Guide £169,950

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Situated in what might be considered to be in one of the best positions at Carnegie South, a ground flat spacious 2 bed flat with some private outside space, with is south facing and enjoys distant rural views.

This property is well presented, it has gas CH and uPVC double glazing, low annual outgoings, communal private car parking and no onward chain. Long lease. The bus stops are nearby and Northam village is within a reasonable walk. Council Tax B, EPC - C

Clevelands Park is a sought after residential road on the outskirts of Northam village and is within walking distance of the village centre amenities and bus routes. Bideford town centre and Quay, which has a good range of shops and big supermarkets, schools for all ages and recreational facilities. The beach is close by at Westward Ho!, and golf is available at the Royal North Devon GC, also at Westward Ho!



Entrance via The Porch into,

Living Dining Room
18'4 x 12'7 (5.6m x 3.87m)

Kitchen
10'3 x 7'4 (3.13m x 2.25)

Bedroom 1
13'8 x 10'4 (4.2m x 3.16m)

Bedroom 2
10'1 x 8'11 (3.07m x 2.8m)

Bathroom
11'0 x 5'6 (3.35m x 1.7m)

Parking: Residents parking is available and visit spots are also free to use within the communal car park.

Tenure: Leasehold (999 year lease, starting 1978) £650 per Annum fee for maintenance & Ground Rent.

Services: Gas Central Heating, All Mains Connected, Double Glazed

Council Tax Band: B

Energy Performance Rating: C

Directions: From the centre of Bideford, proceed of the A39 at Heywards roundabout towards Northam. Take the 2nd right into Churchill Way and turn immediately right into Clevelands Park. Take 1st left into Carnegie South/North and park in the visitors spaces ahead. Proceed on foot up a few steps, and No 6 can be found on the left hand side on the ground floor.





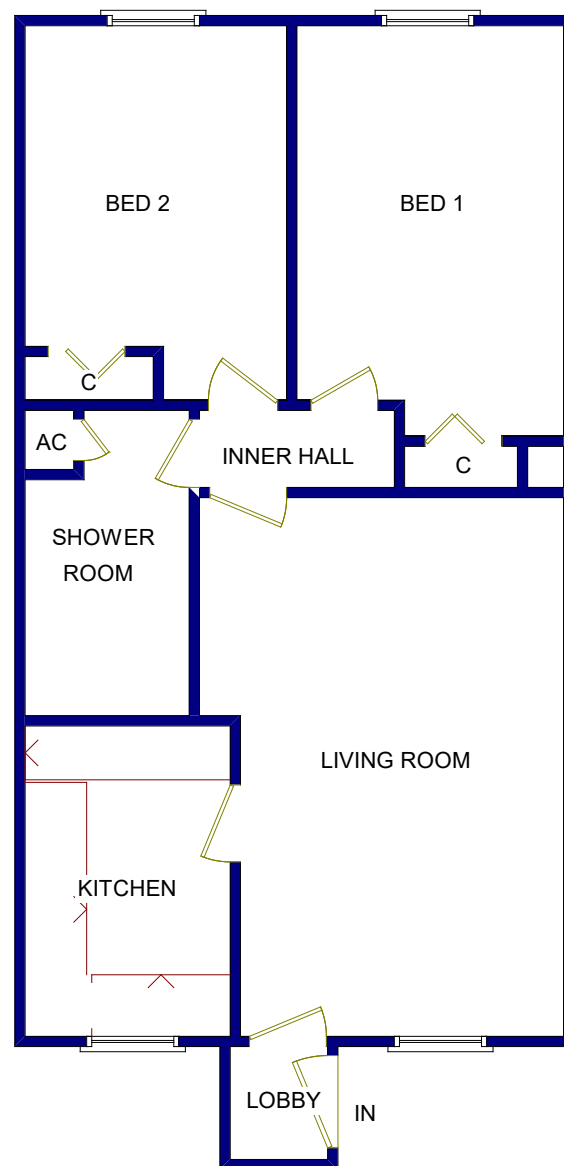
Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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.



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