



## 5 Marlen Court, Bideford, Devon, EX39 5XT

Guide Price £225,000

- Popular Residential Development
- Garage
- Two Double Bedrooms
- Enclosed Rear Garden
- Perfect First Time Buy/Investment
- Spacious Accommodation
- Private Driveway
- Short Walk Into Town
- Dual Aspect Living Room

# 5 Marlen Court, Bideford EX39 5XT

This well proportioned two bedroom modern house, offers well-presented and easy to run accommodation within a popular residential location. Providing off-road parking, along with a single garage and a delightful low maintenance enclosed garden. The property is within an easy walk of the town centre and nearby primary and secondary schools. Well-presented throughout, we feel this property would make for an excellent first home, property to downsize or a sound buy to let investment.



Council Tax Band: B



### Entrance Hall

Welcomes you into the property.

### Kitchen

8'1" x 7'5"

Fitted with matching hand and eye level units and an integrated oven, gas hob and extractor hood. Undercounter plumbing for a washing machine and space for fridge-freezer.

### Living/Dining Room

20'3" x 12'3"

This dual aspect reception room offers an idyllic space for entertaining with ample room for a dining table and lounge suite. The sliding patio door gives access out onto the enclosed rear garden.

### First Floor

#### Bedroom 1

12'3" x 10'1"

A large double bedroom with a handy built in wardrobe and airing cupboard.

#### Bedroom 2

9'3" x 9'2"

A further double bedroom.

### Bathroom

6'2" x 6'1"

Fitted with a white suite comprising a bath, with shower over, low level WC, wash hand basin.

### Garage

16'7" x 8'2"

The garage contains light and power and can be accessed via an up and over door, with further pedestrian side door into the rear garden.

### Outside

The front of the property benefits from a driveway providing off road parking with a low maintenance shrub area. The rear of the property is fully enclosed with a range of different patio areas, perfect for entertaining. Also providing access into the garage.

### Services

All mains connected. Gas fired central heating. New boiler was fitted in 2021.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

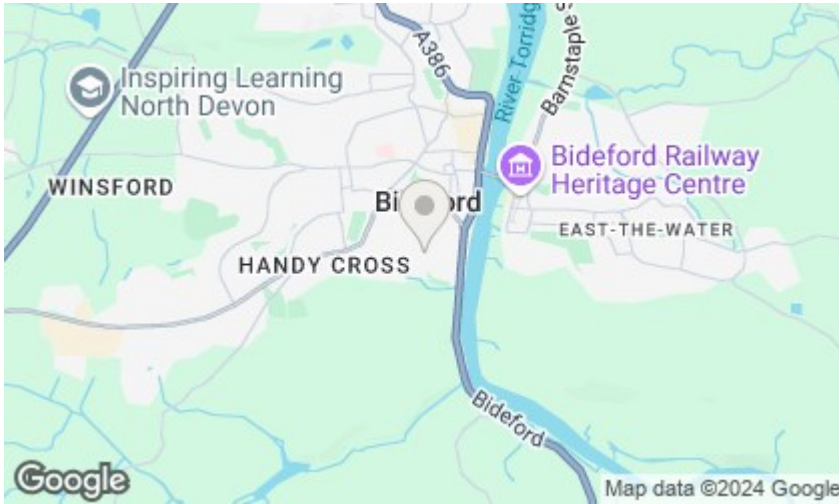
### Income Potential


We would suggest that within the current market, a rent of approximately £825.00 pcm should be achievable. If you have any questions regarding this then please feel free to contact the Lettings Team on 01237 459 998 where they would be delighted to deal with your enquiry.



## Directions

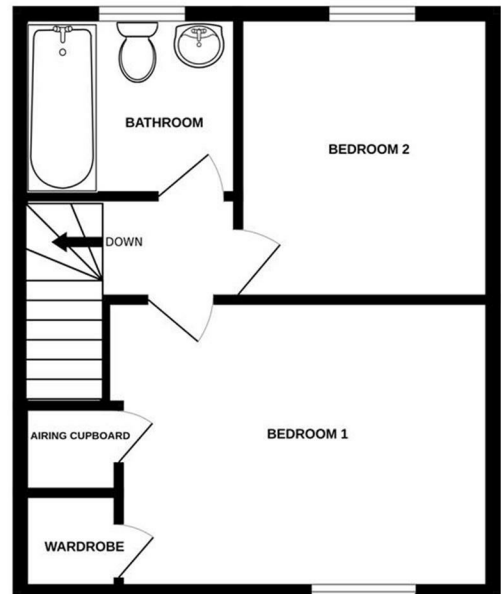
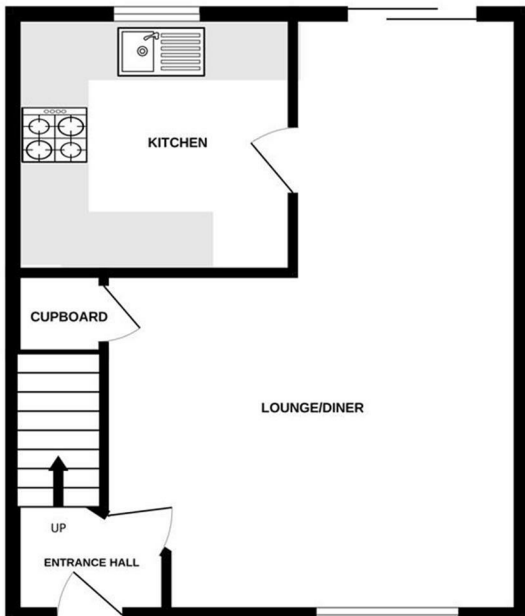
From our office, head South along the quay towards Torrington. Proceed straight over the 2 mini roundabouts and take the second right into Ford Rise. Continue up the hill taking the first left into Soloman Drive, follow the road until you reach Marlen Court on your right hand side and drop down the hill where you will find number 5 on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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