

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



A two bedroom contemporary style maisonette situated in quiet location just a short walk from Bideford town centre. Suited as a perfect first time or investment purchase the property benefits from double glazing and gas fired central heating. EPC-C



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
 Sales 01237 423888 Lettings 01237 471855
 Email bideford@blakproperty.co.uk
 Website www.blakproperty.co.uk



8 Anchorage Court, Bideford, Devon, EX39
 5AG | £134,950

Built in 2007, Number 8 Anchorage Court is one of 12 contemporary apartments built by an independent local builder at the time. Set in three blocks of four, number eight is found in the middle block and occupies the 1st and 2nd floors in a maisonette style with adaptable accommodation. The property is located within a short walk to the town centre and quayside. The coastal resort of Westward Ho! and the fishing village of Appledore are both within 3 miles and the regional centre of Barnstaple is approximately 9 miles. The Honestone Street, Long Stay car park is 0.1 miles away.

Directions: From Bideford Quay proceed towards Torrington and turn right at the mini roundabout just before leaving town into Torridge Hill which bears left into Meddon Street. Anchorage Court will be seen a short way up on the right hand side and is opposite the cottages on Hyfield Place.

The accommodation comprises: (All measurements are approximate)

Communal Entrance Hall: Stairs to first floor.

Private Entrance Hall: Stairs to Bedroom 1.

Living Room/Kitchen: 18' 2" x 8' 8" (5.53m x 2.64m) Open plan room with living area having, radiator, tv and telephone point, 2 wooden double glazed sash windows, kitchen area with extensive range of wall and base units with roll top work surfaces, inset stainless steel sink with mixer over, fitted stainless steel oven, gas hob and extractor. Washer/dryer and fridge. Wall mounted gas fired combination boiler.

Bedroom 2: 11' 2" x 8' 8" (3.40m x 2.64m) Radiator, wooden double glazed sash window, understairs cupboard.

Bathroom: White three piece suit comprising modern panelled bath, pedestal hand basin and close coupled WC. Chrome shower attachment over bath and glass screen. Radiator. Extractor fan. Wooden double glazed sash window with frosted glazed panes.

Bedroom 1: 14' 8" x 13' 2" (4.47m x 4.01m) Radiator. Velux window. 2 under eave storage cupboards.

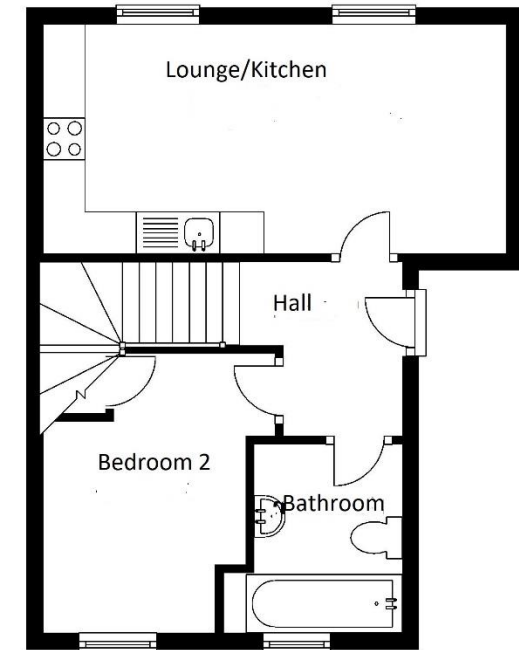
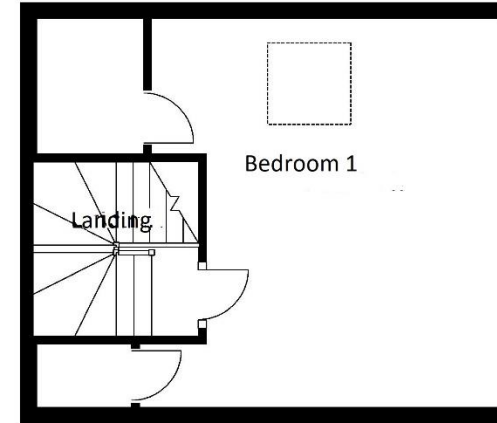
Outside: Communal grounds surround the property with trees, shrubs and borders. Bin store area.

Lease Details:

999 year lease which began 1st September 2007

Ground Rent - One peppercorn yearly (if demanded)

Maintenance Charge - 11% share of total expenditure



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.