



## 9 STRATHMORE COURT, BIDEFORD, EX39 3HL

£160,000

A two bedroom first floor apartment located within an attractive purpose built building in a convenient and popular location. The property is well presented and has the added benefit of an allocated parking space.

Located on the first floor the property is well presented and enjoys far reaching views to the rear with Juliette balcony off the living area, the accommodation in brief comprises:

Communal entrance door leading into the communal hall and in turn stairs leading to the first floor and entrance door leading into Number 9. There is a spacious open plan kitchen / living area, perfect for socialising. The kitchen consists of matching eye and base unit with a fitted electric oven, electric hob and space for a fridge/freezer as well as both a dishwasher and washing machine. Both of the bedrooms are double in size as well as the bathroom being fitted with a white matching suite.

The apartment is well presented throughout with gas central heating and double glazing.

To the rear of the building there is an allocated parking space for the property

**Services:** All mains services are connected

**Energy Performance Certificate:** C (80)

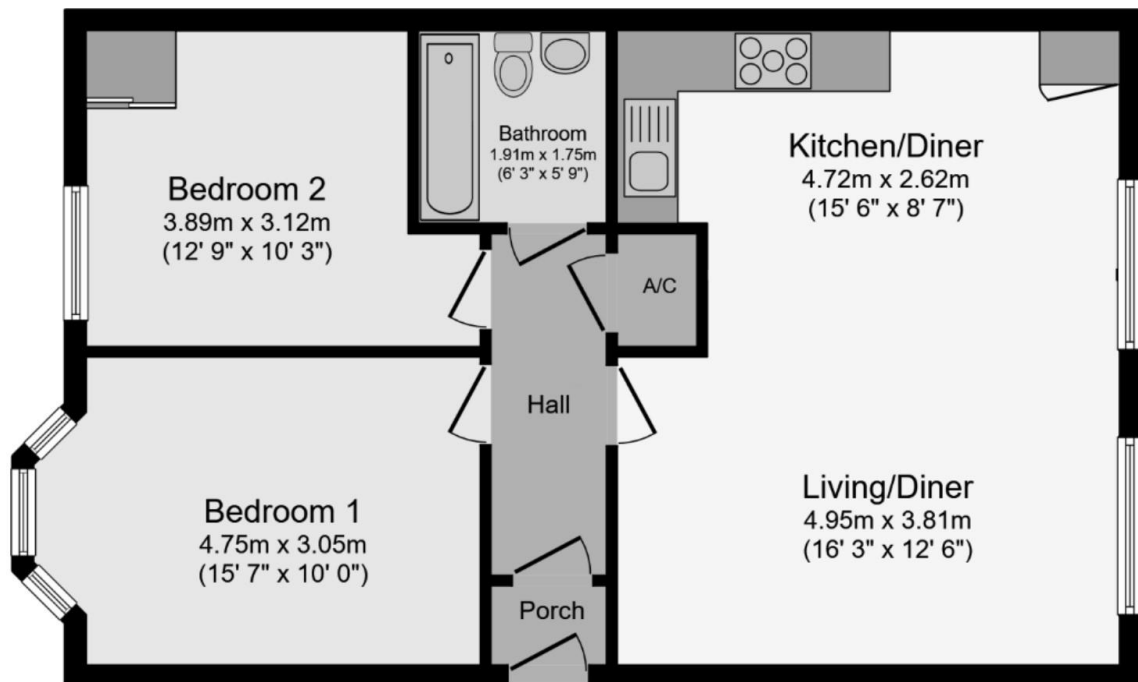
**Council Tax:** BAND B (£1,865.00 per annum)

#### LEASE INFORMATION

£355 Per Annum to include Service Charge, Buildings Insurance & Ground Rent. (Information supplied by vendor).

#### Directions

From Bideford Quay proceed up the High Street. At the top of the High Street turn left & then continue past the fire station until reaching the junction, continue straight onto Clovelly Road, staying on Clovelly Road for approximately 1/2 mile until reaching Strathmore Court on your left-hand side, turning into the entrance just past the building where the parking area can be found to the rear.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.