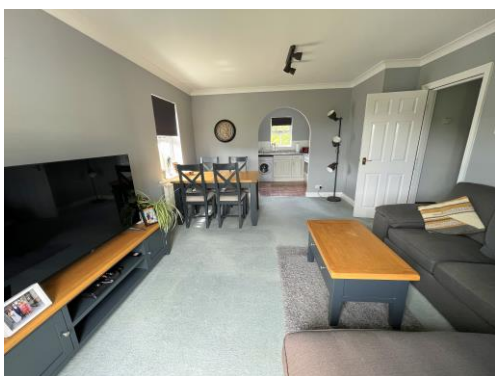




20 MARLEN COURT, BIDEFORD, EX39 5XT

OIRO £167,500

A 3 bedroom modern first floor apartment situated less than a mile from Bideford town centre, offering well presented accommodation including lounge with Juliet balcony, kitchen/breakfast room and master en-suite whilst benefiting from gas central heating, uPVC double glazing and off road parking.

This deceptively spacious and well-presented apartment is ideally situated within walking distance of Bideford town centre, offering easy access to a wide range of local amenities, shops, and transport links.

Set within a well-maintained development, the property benefits from gas central heating, double glazing throughout, and an allocated parking space, with additional visitor parking available.

Internally, the accommodation is light and airy, featuring a generous 16'11" lounge perfect for relaxing or entertaining, and a 10'4" fully fitted kitchen offering ample storage and worktop space. There are three bedrooms in total, including a master bedroom with en-suite shower room, while the remaining rooms are served by a well-appointed family bathroom.

This property offers a fantastic opportunity for first-time buyers, investors, or those seeking low-maintenance living close to the heart of Bideford.

Communal lawns adjoin the building whilst there is also a residents drying & bin storage area together with an allocated parking space and several visitors bays.

Leasehold

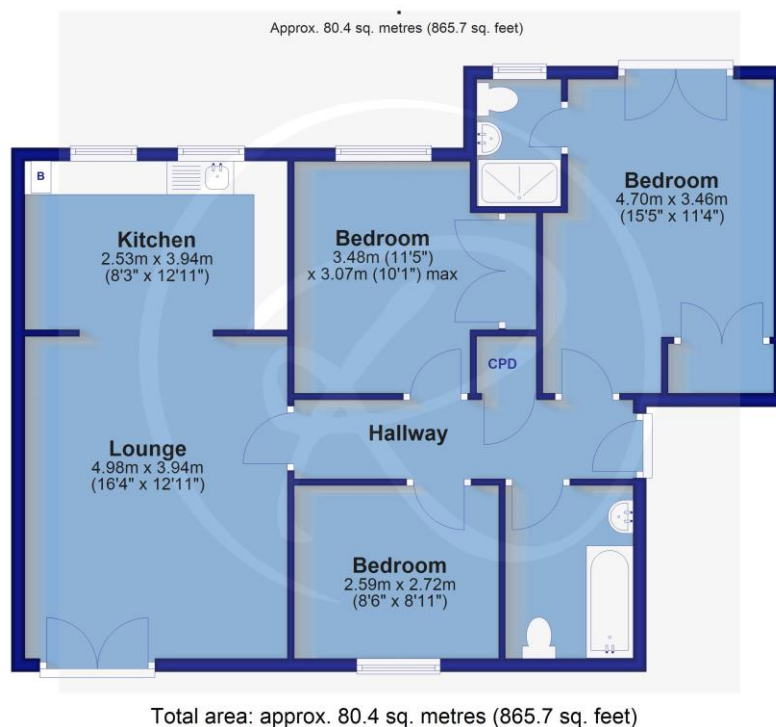
The balance of a 125 year lease commencing 2001 with an annual ground rent of £50 and service charge of £1,824.23 (payable in two half yearly instalments) covering the building insurance, maintenance and upkeep of communal areas.

Services: All mains services are connected

Energy Performance Certificate: C (77)

Council Tax: BAND C (£2,244.47 per annum)

NO ONWARD GOING CHAIN



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.

Office Address

24 The Quay, Bideford

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The Property Ombudsman

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