



**Floor Plan**  
Floor area 62.2 m<sup>2</sup> (669 sq.ft.)



**GROUND FLOOR 2 Bed Apartment**  
23 Marlen Court, Bideford, EX39 5XT

**£165,000**

- Purpose Build Ground Floor Apartment
- Allocated Parking & Visitors Spaces
- No Onward Chain
- 2 Bedrooms (1 Ensuite)
- Low Maintenance
- Beautiful Far Reaching Views
- Excellent Holiday Home / UK Base

**Directions**

From Bideford Quay, with the River Torridge on your left hand side, proceed towards Torrington passing over the mini roundabout and Tantons Hotel on your right hand side. At the next mini roundabout, take the left hand turning signposted A386 Holsworthy / Torrington. Take the next right hand turning into Devonshire Park. Proceed uphill taking the left hand turning into Soloman Drive. Take the first right hand turning into Marlen Court to where number 23 will be situated within the second building on your left hand side.

**Looking to sell? Let us value your property for free!**

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

**Lounge/Dining Room**  
4.88 x 3.43 (16'0" x 11'3")

**Kitchen**  
3.43 x 2.51 (11'3" x 8'2")

**Bedroom 1**  
3.45 x 2.74 (11'3" x 8'11")

**Bedroom 2**  
2.74 x 2.59 (8'11" x 8'5")

**Bathroom**  
2.98 x 2.11 (9'9" x 6'11")

**En-suite**  
1.95 x 1.90 (6'4" x 6'2")

An attractive two bedroom (one ensuite) purpose-built GROUND FLOOR apartment within a popular complex in a handy location with beautiful views down towards the estuary.

Its lovely apartment has been refurbished by the current owners and has a new kitchen, flooring, freshly decorated and is clean and tidy ready for the lucky purchasers. The property comes with no ongoing chain and is available for a quick completion.

To the front of the property, you have allocated parking for one vehicle. There is a small communal hall before the entrance to the apartment. There is it in the hallway for the apartment which gives way to majority of the ground floor rooms.

The kitchen flows rather nicely into the open plan, lounge, dining space which creates a generous, social and entertaining space. From the kitchen, you can see the views of the estuary and the large arched opening complements the space.

The kitchen has a range of built-in storage cupboard, plenty of preparation space and is perfect for those of you that enjoy home cooking. There's plenty of space in the kitchen for a small table, ideal for occasional eating. The lounge enjoys a dual aspect and is light and bright with plenty enough space for seating family and or friends offering a great space to socialise.

### Lease Details

101 years remain of an original 125-year lease. Ground Rent - £100.00 per annum. Service Charge - £1724.00 per annum to include building insurance, external building maintenance, maintenance and cleaning of internal communal areas, garden and carpark maintenance and window cleaning.

## Services

All mains connected

## Council Tax band

B

## EPC Rating

C

## Tenure

Leasehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or, out of hours contact Edward on 07772363674



Bideford itself has a variety of amenities, both national and local retailers, some family run, shops and businesses. The vibrant market town has a bustling community spirit and hosts many events throughout the year.

The property is close to an excellent local school and Bideford has a further variety of primary and secondary schools with good ofsted ratings. The dining scene is vast with a selection of local boutique cafes, restaurants and bars to Micheline star restaurants and popular national chains.

Bideford has a range of schooling both public and private with some of the best learning centres of the region. There is a selection of both excellent primary and secondary schooling close to the property.

Close by you have the golden sandy beaches of both Instow and Westward Ho! both of which are dog friendly. An ideal spot for a kick about with the kids or stretching the legs of your furry friends.

