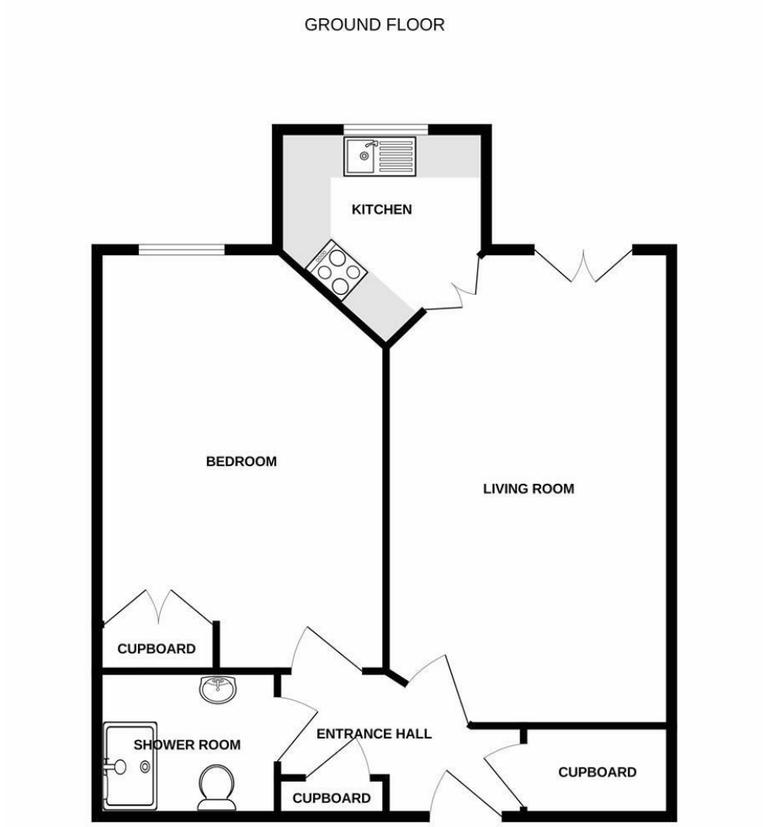
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Directions

From Bideford Quay, with the river on your right, follow the road into Kingsley Road, passing Victoria Park and the playing fields on your right. Take the first main turning left into Chingswell Street, where Strand Court will be clearly visible on your right.

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

Call 01237 879797

or email bideford@phillipsland.com

37 Strand Court

Chingswell Street, Bideford, EX39 2NP

£129,950

- One-bedroom retirement apartment
- Juliet balcony
- Communal gardens and facilities
- Views over the bowling green
- Bedroom with fitted wardrobe
- Close to town and quayside
- Spacious lounge/dining room
- Separate shower room

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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The entrance hall includes two useful storage cupboards and access to the principal rooms.

The spacious lounge/dining room features a fireplace surround and French doors opening to a Juliet balcony, enjoying views across the neighbouring bowling green.

The adjoining kitchen offers cream-fronted units, complementary worktops, tiled splashbacks, a built-in oven and hob, and space for a freestanding fridge.

The double bedroom benefits from a built-in mirrored wardrobe, while the shower room includes a generous shower enclosure, vanity wash basin, WC and heated towel rail.

Outside, the communal gardens feature lawns, established planting and paved seating areas. Residents also benefit from a communal lounge, laundry room and lift access.

Tenure and charges
Leasehold, with the remainder of a 125-year lease commencing in 2001. The annual service charge is approximately £2,900, plus ground rent of £350. Charges cover communal lighting and heating, House Manager and Careline services, water and sewerage, buildings insurance and external maintenance.

Agent's note
Residents must be aged 60 or over. For couples, one partner may be aged 55 or over if the other is at least 60.

Services
Mains electricity, water and drainage. Individual electric radiators and emergency assistance pull cords.

Council Tax band

B

EPC Rating

C

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Room list:

Entrance

Lounge
6.02m x 3.2m (19'9" x 10'5")

Kitchen
2.29m x 2.11m (7'6" x 6'11")

Bedroom
4.11m x 2.77m (13'5" x 9'1")

Shower Room
2.06m x 1.68m (6'9" x 5'6")

Location

Bideford is a thriving and historic port town, attractively situated on the banks of the River Torridge and offering an excellent range of amenities and everyday conveniences. The town centre is within easy reach and provides a varied selection of independent shops, supermarkets, cafés and restaurants, together with professional services, schools catering for all ages, and a range of leisure and recreational facilities.

The town is also home to the renowned Tarka Trail, a popular walking and cycling route that follows the River Torridge, offering picturesque views across the estuary and surrounding countryside. North Devon's spectacular coastline is also readily accessible, with the popular beaches of Westward Ho!, Instow and Croyde all within driving distance.

For those travelling further afield, the nearby A39 Atlantic Highway provides convenient road links to Barnstaple, North Devon's regional centre, which offers an extensive range of shopping, business and leisure facilities. From Barnstaple, the A361 North Devon Link Road provides onward connections towards the M5 motorway and the wider national road network.

