



29 MARLEN COURT, BIDEFORD, EX39 5XT

£175,000

An immaculately presented 2 bedroom modern apartment just 1 mile from Bideford Town Centre boasting a spacious lounge/dining room, kitchen with breakfast bar, contemporary bathroom and master en-suite bedroom with dressing room. Benefitting from gas central heating and uPVC double glazing.

No. 29 is an immaculate 2 bedroom modern apartment enjoying beautiful estuary views from its elevated position, whilst being situated just 1 mile from Bideford Town Centre.

Decorated neutrally throughout, this spacious apartment offers a fantastic opportunity for someone looking for their first step on the property ladder, downsizing or simply looking for a lock-up-and-leave near the coast.

The spacious lounge/dining room boasts a Juliet balcony from which you can enjoy the beautiful views of the River Torridge and countryside beyond, whilst an archway follows through to the kitchen/ breakfast room which is bright and airy, comprising an array of wall and base level units, integrated fridge/freezer, oven and electric hob.

The 2 good sized bedrooms lead off the hallway, with the main bedroom boasting an en-suite shower room and additional dressing room offering a great multifunctional space that would make a great nursery or home office.

The main bathroom has been completely modernised, with a contemporary shape bath making the most of the modest floorspace.

Communal lawns border the building to three sides 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 £100 and service charge of £1724 covering the building insurance, maintenance and upkeep of communal areas.

Services: All mains services are connected

Energy Performance Certificate: C (77)

Council Tax: BAND B (£1,776.97 per annum)

NO ONWARD GOING CHAIN



Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



Total area: approx. 65.5 sq. metres (705.0 sq. feet)

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.

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