

7 Strand Court
Bideford, Devon EX39 2NP

Price Guide: £119,950

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ESTATE AGENTS & VALUERS

An extremely well presented 1 bed, ground floor retirement flat (over 60's) in a popular building within Bideford town centre and within walking distance of all the local shops, river and amenities.

The apartment features a well-proportioned reception room, large bedroom and a generous shower room. The large lounge allows access to the flat outside courtyard which overlooks the local football grounds.

The property is thoughtfully designed to cater to the needs of retirees, ensuring a safe and welcoming living with 24 hour a day, 365 day a year Careline, allowing for a helping hand when required.

One of the standout features of this property is the on-site parking, which adds to the convenience of living in this lovely community. Additionally, there is no onward chain.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



Entrance Door to:

Communal Hall
Door to resident's lounge and kitchen. Managers office. Laundry room. Refuse area, lift and stairs to all floors.

Entrance Hall
Entrance door to flat. Intercom and alarm system to house manager. Door to electrical cupboard. Door to large airing cupboard housing hot water tank and shelving.

Living Room
20'05 x 10'08 (6.11m x 3.07m)

Kitchen
6'08 x 6'07 (1.85m x 1.85m)

Shower Room
6'10 x 5.08' (1.85m x 1.54m)

Bedroom
14'09 (max) x 9'00 (4.54m x 2.74m)

Outside
Communal gardens and sitting areas, residents and visitor parking available on a first come basis.

Tenure
The flat is Leasehold with the balance of a 125 year term as of 2001. The current annual service charge ***£3419.92*** and the annual ground rent is in the sum of ***£386.77*** half yearly.
These costs cover the upkeep of the communal facilities including lighting and heating, House Manager, Careline facilities, water and sewerage charges, building insurance and external maintenance of the building.

Services: Mains electric, water, drainage. Electric heating. uPVC double glazing.

Energy Performance Certificate: C
Council Tax Banding: B

Directions
From Bideford Quay proceed towards the Heywood roundabout and take a left hand turn opposite the Texaco garage into Chingswell Street. Strand Court is the first building on the right hand side.

AGENTS NOTE: The flats are restricted to residents of 60 years plus with the exception of a couple where the partner can be 55 years plus as long as the other partner is 60 years plus.









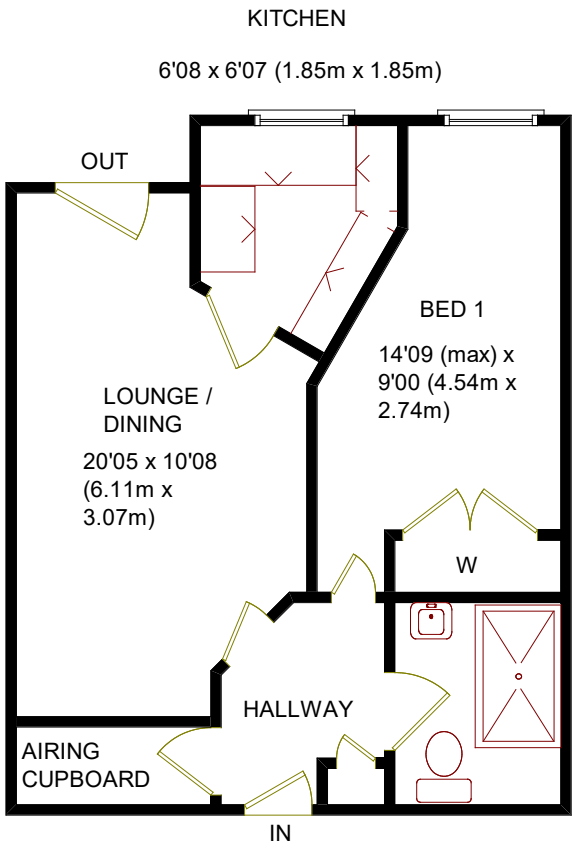
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.







