



BRIGHTS
ESTATE AGENTS



21 MARLEN COURT, BIDEFORD. EX39 5XT
GUIDE: £154,500

Well presented and extremely comfortable 2 bed ground floor apartment with the main living space benefitting from a Juliet balcony and an aspect over the communal grounds. Set in a popular location being within reasonable distance of town centre and amenities.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



Situated on the southerly outskirts of town, although still being within reasonable reach, which provides a good range of shops, amenities and facilities.

Within Soloman Drive (which adjoins Marlen Court) there are 2 separate pedestrian walkways that give quicker and easier access to the lower and upper parts of town.

The popular long sandy beach at Westward Ho! is approximately 3 miles distant, whilst the regional centre of Barnstaple is approximately 10 miles and offers a far greater range of shops and facilities.

TENURE: The flat is Leasehold with the balance of a 125 year term as of 1st January 2001.

OUTGOINGS: Service Charge approx. £1,850 per annum (payable in two half yearly instalments) covering maintenance and upkeep of the communal areas. Insurance Contribution approx. £200 per annum. Ground Rent currently at £100 per annum (this doubles every 20 years - next increase is in 2041).

Please note that the above figures are given for guidance only and are subject to confirmation.

AGENTS NOTE: Pets can only be allowed with consent of the 'Association' but can be revoked should the pet become a nuisance. Commercial holiday letting is prohibited.

SERVICES: All mains services. Gas fired central heating. Upvc double glazed windows.

COUNCIL TAX BAND: B.

DIRECTIONS TO FIND: From Bideford Quay proceed south in the direction of Torrington through the mini roundabout at the end of the old bridge. At the next roundabout take the first left, to Torrington and within a reasonable distance turn right into Ford Rise followed by a left turn into Soloman Drive. Follow this road around to the right and the entrance to Marlen Court will be found on the right-hand side.

The accommodation is at present arranged to provide (measurements are approximate):-

Front communal entrance services all 6 apartments within the building.

Private ground floor entrance door to the flat gives access to:-

ENTRANCE HALLWAY: Built-in recessed shelved storage cupboard. Further built-in recessed storage cupboard with slatted shelving. Central heating thermostat. Entry phone receiver. Central heating radiator. Wood block effect vinyl flooring.

LIVING ROOM: 16'2" (4.93m) x 11'3" (3.45m) A most pleasant dual aspect room with upvc double glazed side window (fitted vertical blinds) and upvc double glazed double doors with Juliet balcony that enjoys an aspect over the communal gardens. 2 Central heating radiators. Carpet as laid. Archway through to:-

KITCHEN: 10'11" (3.35m) x 7'8" (2.36m) 2 Upvc double glazed windows with fitted vertical blinds and an aspect to the front. 'L' Shaped working surface incorporating one and a half bowl sink unit and 4 ring electric hob (concealed extractor over) with cupboards, drawers, built-in oven and recess space for washing machine under. Shelved larder cupboard (designed to take an integrated fridge/freezer if required) Matching wall cupboards. Wall mounted gas combination boiler. Central heating radiator. Ample space for additional appliances. Pattered tiled floor.

BEDROOM 1: 11'5" (3.48m) x 9'1" (2.77m) Built-in recessed double wardrobe. Upvc double glazed window with fitted vertical blinds. Central heating radiator. Carpet as laid.

EN-SUITE SHOWER ROOM: Obscure upvc double glazed window with fitted vertical blinds. Wash hand basin with soft close drawers under. Wall mounted mirror fronted medicine cabinet. Low level wc. Recessed shower cubicle with splashback boarding and mains fed dual headed shower. Extractor fan. Central heating radiator. Vinyl flooring.

BEDROOM 2: 8'11" (2.74m) x 8'5" (2.59m) Upvc double glazed window with fitted vertical blinds and an aspect over the communal gardens. Central heating radiator. Carpet as laid.

BATHROOM: 8'6" (2.6m) x 4'9" (1.47m) Panelled bath with tap/shower combination fitment and folding side screen. Low level wc. Wash hand basin with soft close drawers under. Wall mounted mirror fronted medicine cabinet. Extractor fan. Central heating radiator. Vinyl flooring.

OUTSIDE: Well tended communal gardens (to the most part being lawned) surround the building on three sides. Each flat has its own **ALLOCATED PARKING SPACE** (as you look at the building the space for this apartment is the far left space) together with several visitor's bays.





Ground Floor



NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

