



**BRIGHTS**  
ESTATE AGENTS



### 3 MEADOWVILLE COURT, BIDEFORD. EX39 3JT - GUIDE £177,000

A modern two bedroom ground floor apartment with newly fitted kitchen, master bedroom plus en-suite and a pleasant garden aspect from the living room. The property is highly convenient being a level and short walk into the Bideford town centre.



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Occupying a very convenient position being a level walk to the town centre and also handy for the local Morrisons supermarket, Chanters Road junior/infants school and the Victoria Park and playing fields.

**SERVICES:** All mains services. The property is leasehold with a remaining balance of a 999-year lease commencing 2003, the owner(s) of each flat hold a one-sixth share of the freehold of the property therefore one-sixth share would be passed to the new owner. Service charge - £800 per annum, includes the upkeep of communal areas, exterior and buildings insurance, the lease also prohibits pets and holiday letting.

**COUNCIL TAX BAND:** B.

**DIRECTIONS TO FIND:** From Bideford Quay proceed north along the Kingsley Road and after passing the Morrisons Supermarket on the right after a further 50 metres or so turn left between Alexandra and Glendale Terrace. At the end turn left into Northam Road and then take the second left into Meadowville Road where the entrance to Meadowville Court is found at the end of the cul de sac.

Shared entrance with door entry system, tiled flooring and stairs to the first floor: Front door into:

**LIVING ROOM:** 4.57m x 3.88m Laminate flooring and uPVC double glazed door into the front garden.

**KITCHEN:** Working surface incorporating single drainer one and half bowl sink unit, four ring gas hob with double oven below and extra extractor above. Glass and tiled splash backing, cupboards and drawers with matching wall units. Space and plumbing for washing machine. Wall mounted gas fired boiler and laminate flooring.

**INNER HALL:** Built-in cloaks cupboard and laminate flooring.

**BEDROOM ONE:** 4.17m x 3.39m UPVC double glazed door into the garden area and fitted carpet. EN SUITE: Fully tiled shower cubicle, wash basin and low-level WC. Chrome ladder style radiator, tiled flooring and extractor fan.

**BATHROOM:** Bath with shower mixer taps fitted, extensively tiled walls, wash basin and low-level WC. Extractor fan and tiled flooring. Chrome ladder style radiator.

**BEDROOM TWO:** 4.17m x 2.57m Shelved built-in cupboard and fitted carpet.

**OUTSIDE:** Patio area to the front, allocated parking space and three visitors spaces. Outside water tap.



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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(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	

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