



## 19 Marlen Court, Bideford, Devon, EX39 5XT

Guide Price £157,000

- Popular Residential Development
- Spacious Accommodation
- Short Walk Into Town
- New Carpets
- New Boiler In 2023
- Allocated Parking Space
- Communal Gardens
- Far Reaching Estuary Views
- Freshly Painting Throughout
- No Ongoing Chain

# 19 Marlen Court, Bideford

Morris and Bott are delighted to offer this easy to run three bedroom first floor apartment occupying a convenient position with easy access to nearby facilities along with a view towards the River Torridge. Briefly comprising an open-plan kitchen/lounge/diner, 3 bedrooms one with ensuite and a family bathroom, the property also offers dedicated off-road parking and is considered the ideal first home, buy to let investment or property to downsize.



Council Tax Band: C



### Entrance Hall

Welcomes you into the home and offers two handy storage cupboards.

### Lounge

49'2" 16'4" x 36'1" 16'4"

Delightful dual aspect lounge benefitting from French doors which lead to a Juliet balcony and boast far reaching estuary views.

### Kitchen

32'9" 0'0" x 26'2" 16'4"

Fitted with matching hand and eye level units, with oven, gas hob and extractor hood. Undercounter plumbing for white goods and space for fridge-freezer.

### Bedroom 1

Good sized double bedroom with handy built in wardrobes.

### Ensuite

Comprising of a shower cubicle, low level WC and wash hand basin.

### Bedroom 2

A further double bedroom with a single door leading to the Juliet balcony.

### Bedroom 3

A good size single bedroom currently being used as a dressing room.

### Outside

With a dedicated parking space and visitors space for guests to the front on the apartment block, also benefitting from communal gardens which are laid to lawn.

### Lease

Balance of an original 125 year Lease. Ground Rent - £100.00 per annum, Maintenance Charge - around £1650.00 per annum to include external redecoration, maintenance of the communal gardens and Hallway, window cleaning and buildings insurance

### Services

All main services connected, gas central heating.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459 998

### Income Potential

Morris and Bott believe that this property is suitable for the rental market. We would suggest that within the current market, a rent of approximately £825-£850pcm should be

achievable. If you have any questions regarding this then please feel free to contact the Lettings Team on 01237 459 998 where they would be delighted to deal with your enquiry



# Directions

From our office, head South along the quay towards Torrington. Proceed straight over the 2 mini roundabouts and take the second right into Ford Rise. Continue up the hill taking the first left into Soloman Drive, follow the road until you reach Marlen Court on your right hand side and drop down the hill where you will find the parking space for number 19 marked clearly.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

