



Bond
Oxborough
Phillips

Changing Lifestyles

4 Marlen Court
Bideford
Devon
EX39 5XT

Asking Price: £187,500 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

4 Marlen Court, Bideford, Devon, EX39 5XT

A WELL-PRESENTED HOME IN A QUIET CUL-DE-SAC WITH NO ONWARD CHAIN



- 2 Bedrooms

- Spacious L-shaped Living / Dining Room with sliding UPVC double glazed patio doors opening onto the rear garden

- Fitted Kitchen

- Quiet cul-de-sac location close to town & riverside walks

- Driveway parking for 2 vehicles

- Fully enclosed, low-maintenance rear garden with gated side access



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Situated in the popular Marlen Court cul-de-sac, just off Soloman Drive, this is a fantastic opportunity to acquire a well-presented 2 Bedroom end-of-terrace home offered to the market with no onward chain. Enjoying a peaceful position, the property is within easy walking distance of Bideford Town Centre, the River Torridge and nearby countryside walks. A particular advantage is the generous driveway to the front, providing off-road parking for 2 vehicles.

The accommodation is presented in a calming, neutral style throughout and is ready to move straight into. An Entrance Hall leads to a spacious L-shaped Living / Dining Room, a bright dual-aspect space with a front-facing window and sliding UPVC double glazed patio doors opening onto the rear garden, offering plenty of room for both lounge and dining furniture. The adjoining Kitchen is fitted with a range of eye and base level units, matching work surfaces, a built-in oven, hob and extractor, together with space for a washing machine and fridge / freezer. The gas fired boiler is also located here.

Outside, the fully enclosed rear garden is a real highlight. Designed for low-maintenance, it features a paved patio, decorative stone chippings, a second seating area and a wide gated side passage providing secure access to the front.

Upstairs, the principal Bedroom is a generous double with a large walk-in over-stairs wardrobe and airing cupboard. The second Bedroom is also a comfortable double and enjoys pleasant views towards neighbouring countryside. The Bathroom is fitted with a panelled bath with shower attachment, pedestal wash hand basin and close coupled WC.

Combining comfortable accommodation, generous parking, an attractive garden and a convenient yet peaceful location, this is an ideal home for first time buyers, downsizers or investors alike.

Council Tax Band

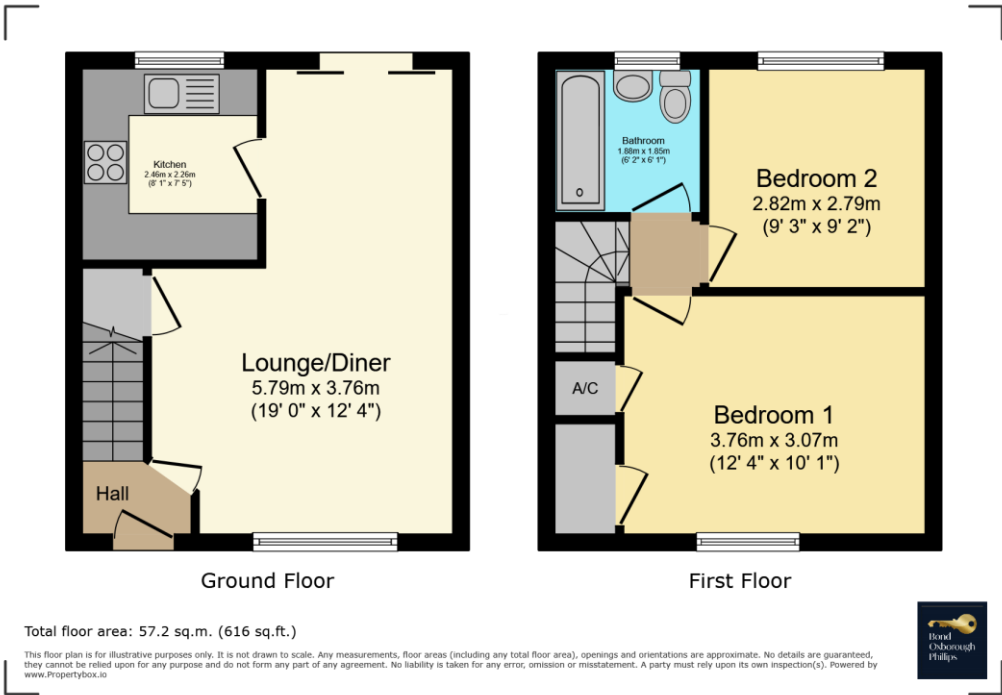
B - Torridge District Council



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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Torrington passing over the mini roundabout. Take the right hand turning signposted Devonshire Park and continue uphill taking the left hand turning into Soloman Drive. Marlen Court will be found the first turning on your right hand side. Upon entering the cul-de-sac, the property will be found on your right hand side with a numberplate clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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