

22 Strand Court Chingswell Street Bideford Devon EX39 2NP

Asking Price: £135,000 Leasehold



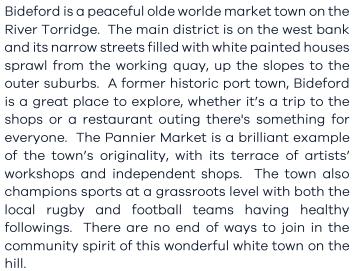




FIRST FLOOR RETIREMENT APARTMENT

- 1 double Bedroom with built-in wardrobes
- Spacious Living / Dining Room with Juliet Balcony with views over the bowling green
 - Well-equipped fitted Kitchen
 - Modern Shower Room
- Secure entry system & 24/7 Careline support
 - Guest suite available for visitors
- Resident House Manager (non-care related)
 - No onward chain















22 Strand Court offers a superb opportunity for those seeking a comfortable and secure retirement lifestyle in the heart of Bideford. This well-presented First Floor apartment is ideally positioned within walking distance of the town centre, providing easy access to local shops, cafes and amenities.

Designed for independent living with a strong sense of community, the property benefits from a bright and inviting interior. The spacious Living / Dining Room features French doors opening to a Juliet Balcony, offering delightful direct views over the adjacent bowling green - a charming outlook that provides both tranquillity and social engagement. The well-equipped Kitchen is thoughtfully arranged with integrated appliances, while the generously sized Bedroom includes built-in mirror-fronted wardrobes for ample storage. A modern Shower Room completes the internal accommodation.

Residents of Strand Court enjoy the use of well-maintained communal areas and gardens, further enhancing the lifestyle appeal of this sought after development. Additional benefits include a guest suite available at a reasonable cost for visiting family members, a secure entry system and a 24-hour Careline service for peace of mind.

With no onward chain, this property presents a hassle-free move into a welcoming retirement community. Early viewing is highly recommended.

Council Tax Band

B - Torridge District Council

Lease Details

- Leasehold Balance of a 125-year lease from May 2001
- Occupancy restriction: Buyer must be 60+ years old (partner can be 55+)
- Ground Rent: £773.54 per annum
- Service Charge: Approx. £2,940.92 per annum (as of September 2023, payable in 6-monthly instalments)

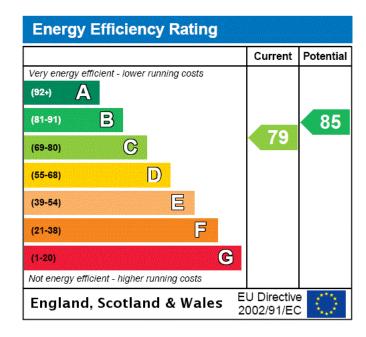
Useful Information

- 24/7 Careline support for added security
- Camera entry system linked to TV for visitor screening
- Resident House Manager (non-care related)
- Guest Suite with en-suite shower room available for visitors at a reasonable charge



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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.



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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.



Floor Plan

Floor area 44.3 m² (477 sq.ft.)

TOTAL: 44.3 m² (477 sq.ft.)

This floor plan is for illustrative purposes only, It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Power by www.Proportyboc.ib



Directions

From Bideford Quay proceed towards Northam passing the Texaco Petrol Station on your right hand side. Take the turning opposite onto Chingswell Street to where Strand Court will be situated immediately on your right hand side.