



Bond
Oxborough
Phillips

Changing Lifestyles

22 Strand Court
Chingswell Street
Bideford
Devon
EX39 2NP

Asking Price: £135,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

22 Strand Court, Chingswell Street, Bideford, Devon, EX39 2NP

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



Bideford is a peaceful old world market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



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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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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). Powered by www.Propertybox.io



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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.