



Bond
Oxborough
Phillips

Changing Lifestyles

34 Strand Court
Chingswell Street
Bideford
Devon
EX39 2NP

Asking Price: £135,000 Leasehold

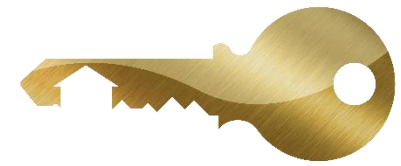


Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

A SECOND FLOOR RETIREMENT APARTMENT WITH LIFT ACCESS



- 1 double Bedroom with built-in mirrored wardrobe
- Lounge / Diner with Juliet Balcony
- Fitted Kitchen with integrated appliances
 - Stylish re-fitted Shower Room
- Pull-cord emergency alarm system
- Stunning views over Bideford Bowling Green
- Communal gardens, lounge & guest suite
- Short level walk to Town Centre & Quayside



Bideford is a peaceful olde worlde 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.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

Changing Lifestyles

Welcome to Strand Court – a highly regarded, purpose-built retirement development perfectly positioned for easy access to Bideford’s vibrant town centre. This beautifully presented second floor apartment offers a wonderful lifestyle opportunity with the benefit of lift access, on-site manager and attractive communal facilities.

Enjoying delightful views across The Strand Bowling Club, this bright and well-appointed home has been designed with ease of living in mind. A welcoming Reception Hall includes a generous walk-in storage cupboard, meter cupboard and emergency pull-cord system for added reassurance.

The elegant Lounge / Dining Room is a lovely, light-filled space with French doors opening to a Juliet Balcony – the perfect spot to enjoy fresh air and a peaceful outlook over the green. The adjoining Kitchen is fitted with a comprehensive range of units and worktops, along with integrated appliances and space for a fridge / freezer – all whilst still enjoying the charming outlook.

The double Bedroom benefits from a mirrored built-in wardrobe and a peaceful setting, again with views over the Bowling Green. A stylish Shower Room has been tastefully updated and features a fully enclosed double cubicle, modern vanity unit, and extensive tiling throughout.

Strand Court, itself, offers the comfort of a resident manager, communal lounge, guest suite, laundry room and beautifully kept gardens – plus an active community of like-minded residents. With all the town’s shops, services, cafes and the picturesque Quayside just a short level stroll away, this is the ideal setting to enjoy independent retirement living in Bideford.

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

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: £3069.66 per annum

Council Tax Band

B - Torridge District Council

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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



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.



Floor Plan
Floor area 46.1 sq.m. (496 sq.ft.)

Total floor area: 46.1 sq.m. (496 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 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 where Strand Court will be situated immediately on your right hand side.

Changing Lifestyles

01237 479 999
bideford@boproperty.com