



Bond
Oxborough
Phillips

Changing Lifestyles

31 Strand Court
Chingswell Street
Bideford
Devon
EX39 2NP

Asking Price: £130,000 Leasehold



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01237 479 999
bideford@boproperty.com

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

A SECOND FLOOR APARTMENT DESIGNED SPECIFICALLY FOR THE ACTIVE RETIRED



- 1 Bedroom
- Spacious Living Room with adjoining Kitchen
 - Attractive, newly fitted Shower Room
- Located a short & level walk from Bideford Town Centre
- Communal areas & gardens enjoying views over Bideford Bowling Club
 - 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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Placed in a convenient location being a short and level walk from Bideford Town Centre is this 1 Bedroom Second Floor apartment specifically designed for the active retired.

The property is well-presented throughout and enjoys the benefit of independent living whilst having plenty of community spirit. The property offers a Bedroom with fitted wardrobes, a spacious Living Room with adjoining Kitchen and an attractive, newly fitted Shower Room.

The building has communal areas and gardens boasting views over Bideford Bowling Club for all to enjoy. There are also guest bedrooms available at a low cost for visiting family.

Offered for sale to the market at a competitive price with the benefit of having no onward chain, we highly recommend an early viewing of this property to avoid missing out.

Communal Entrance Hall

Security door off. Intercom facilities. Lift or stair access to Second Floor.

Private Entrance Hall

Fitted carpet, coved ceiling, intercom facilities. Door to airing cupboard housing boiler. Door to cupboard housing utility meter and fuse box.

Bathroom - 5'6" x 6'10" (1.68m x 2.08m)

3-piece suite comprising close couple dual flush WC, vanity wash hand basin with cupboard below and double shower enclosure with rainforest head shower and hand shower attachment. Vinyl flooring, coved ceiling, heated towel rail, extractor fan, illuminated mirrored cabinet.

Bedroom - 15'9" x 12'2" (4.8m x 3.7m)

Fitted carpet, TV point, telephone point, coved ceiling, wall mounted electric heater. Built-in mirror-fronted wardrobe. UPVC double glazed window.

Living Room - 19'9" x 10'7" (6.02m x 3.23m)

UPVC double glazed window. Feature fireplace housing electric fire. Fitted carpet, telephone point, TV point, coved ceiling, wall mounted electric heater. Glazed double doors to Kitchen.

Kitchen - 7'7" x 7'7" (2.3m x 2.3m)

Stainless steel sink unit inset into rolltop work surface with matching cupboards above and below. Built-in 4-ring electric hob with extractor hood above, built-in eye level oven, space for fridge / freezer. Vinyl floor covering. UPVC double glazed window.

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Outside

There are well-maintained communal gardens.

Residents are not given an allocated parking space - parking is on a first come first served basis. It is understood that a residents permit parking pass is available for parking on The Strand.

Lease Details

Leasehold - Balance of a 125-year Lease which commenced in May 2001

Occupancy restriction of 60 plus years of age to be able to purchase this property. However, the purchaser's partner can be 55 plus years of age
Ground Rent = £350.00 per annum (can be paid in 6-monthly instalments)

Service Charge = approximately £2,940.92 per annum, correct as of September 2023 (can be paid in 6-monthly instalments)

Useful Information

Careline which ensures help is at hand 24 hours a day, 365 days a year

Camera entry system at the main entrance door which is connected via your TV so you can view a visitor through a specific channel before letting them in

Resident House Manager (does not perform any carer duties). There are no care related services available

Guest Suite with twin beds and En-suite Shower Room where friends / relatives can stay for the night at a reasonable charge

Council Tax Band

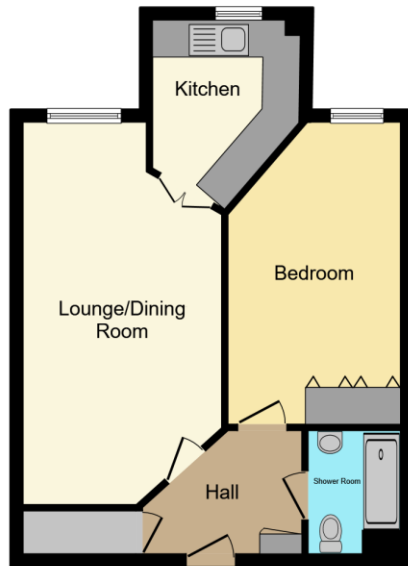
B - Torridge District Council

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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.



TOTAL: 46.8 m² (504 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	85
(69-80) C		
(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 where Strand Court will be situated immediately on your right hand side.

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