



Bond
Oxborough
Phillips

Changing Lifestyles

43 Strand Court
Chingswell Street
Bideford
Devon
EX39 2NP

Asking Price: £125,000 Leasehold



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01237 479 999
bideford@boproperty.com

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

A SECOND FLOOR APARTMENT SITUATED IN THE HEART OF BIDEFORD



- 1 Bedroom

- Bedroom with fitted mirror-fronted wardrobes
 - Spacious Living / Dining Room
 - Fully equipped Kitchen & Shower Room
 - Communal areas & gardens enjoying panoramic views of Bideford Bowling Club
- Residents car park, communal Lounge, Guest Rooms & lift
 - No onward chain
- We highly recommend scheduling an early viewing to avoid missing out on this exceptional opportunity



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.



All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

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****Situated in the heart of Bideford****

This 1 Bedroom Second Floor apartment, conveniently located within walking distance of Bideford Town Centre, is meticulously designed to cater to the needs of active retirees.

The property boasts a well-appointed interior, offering the advantages of independent living while fostering a strong sense of community. It features a Bedroom with fitted mirror-fronted wardrobes, a spacious Living and Dining area that seamlessly integrates with a fully equipped Kitchen, and a Shower Room.

The building's communal areas and gardens provide residents with ample opportunities to enjoy panoramic views of Bideford Bowling Club. Additionally, Guest Bedrooms are available at a reasonable cost for visiting family.

Priced competitively on the market, this property is free from any onward chain, making it an attractive option for those seeking a hassle-free move. We highly recommend scheduling an early viewing to avoid missing out on this exceptional opportunity.

Communal Entrance Hall

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

Private Entrance Hall

Solid door to Communal Entrance Hall. Door to cupboard. Fitted carpet.

Bedroom 1 - 9'2" x 15'9" (2.8m x 4.8m)

UPVC double glazed window with views of the Town towards Victoria Park. Built-in mirror-fronted double wardrobes. Fitted carpet, electric radiator.

Living / Dining Room - 10'7" x 22'10" (3.23m x 6.96m)

A spacious room with UPVC double glazed window with views of the Town towards Victoria Park. Door to airing cupboard housing hot water tank and slatted shelving. Feature fireplace housing coal effect electric fire. Fitted carpet, electric radiator, TV point, telephone point.

Kitchen - 7'8" x 7' (2.34m x 2.13m)

UPVC double glazed window. Equipped with a range of eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and single bowl sink and drainer with mixer tap over. Built-in electric oven and hob. Space for under-counter fridge and freezer.

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

Double shower enclosure, close couple dual flush WC and cabinet mounted wash hand basin. Extractor fan, wall mounted electric heater.

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 = £773.54 per annum

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.



Floor Plan
Floor area 48.4 m² (520 sq.ft.)

TOTAL: 48.4 m² (520 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		82
(69-80) C	75	
(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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