



2 bed apartment to buy in EX39

Marlen Court, Bideford, Devon, EX39 5XT

£80,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Ground Floor Apartment
- ✓ Open Plan Living
- ✓ Allocated Parking
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson are delighted to offer this spacious and airy two bedroom ground floor apartment for sale by auction. Nestled on the hillside this lovely apartment has a view towards the River Torridge. It is in a small block of four flats and comes with allocated parking and communal gardens.

Enter the apartment into the hallway which has all rooms leading from it as well as having two very useful cupboards for coats and general storage. One of which has a heater in and would make a useful airing cupboard. The handset for the door entry system can be found in the hallway. At the far end of the hallway is the bright and spacious lounge diner. This room has a Juliette balcony overlooking the garden to the rear of the building and the River Torridge in the distance. There is space for a dining table and chairs and by the window on the side is the ideal to create a dining area.

An opening from the lounge leads into the kitchen and creates the modern open plan living space. The kitchen looks out to the front garden with the mature shrubs planted there giving an element of privacy. The kitchen has a very practical layout to maximise worktop surface area. The units are white with contrasting black worktop over, white splashback tiles. There is an integrated fridge/freezer and dishwasher, space and plumbing for washing machine. There is an inset gas hob with four burners and built-in electric oven. The Intergas combi boiler is housed in the kitchen.

The main bedroom has a view over the gardens to the rear and benefits from a good sized built-in wardrobe. There is an en-suite shower room with shower cubicle and thermostatic shower, white toilet and basin. A frosted window has rear aspect.

The second bedroom is a good sized double with front aspect.

The family bathroom benefits from a white suite consisting of bath with shower attachment, basin and toilet. Frosted window with front aspect. The walls are tiled floor to ceiling with a light coloured ceramic tile.

There are metered mains gas, electric and water to the property. There is limited mobile phone coverage from the major providers and superfast broadband available from Openreach - source OfCom.

The current rent is £775. If sold at the asking price would give a gross yield of 6.20% and a net rental yield of approx 4.87%

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £967.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

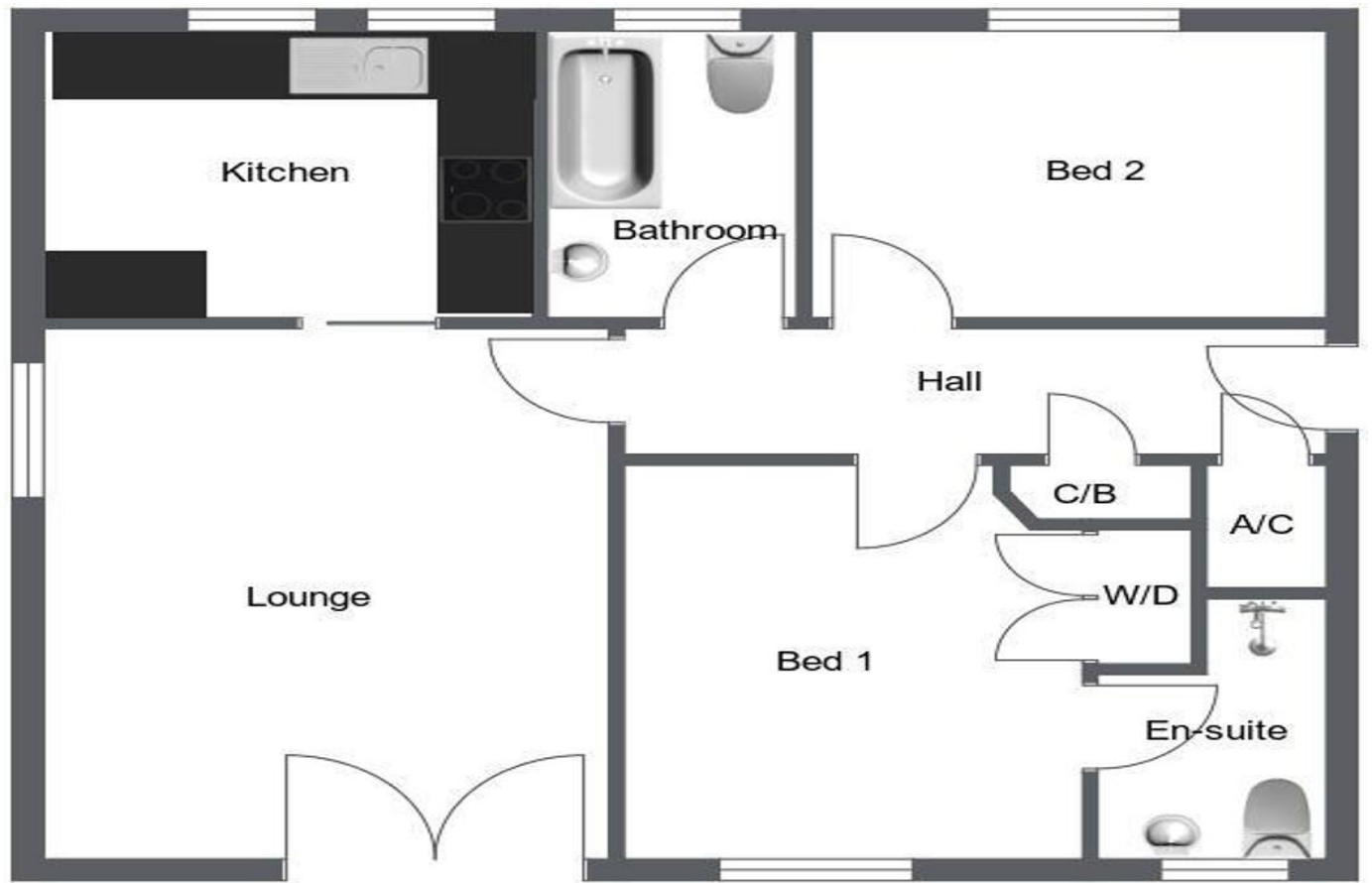
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(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	

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Contact your local branch today for more information on this property:

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