



6 Meadowville Court  
Bideford, Devon, EX39 3JT

Price Guide: £169,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A particularly well-situated and designed first floor apartment with balcony - within a superb purpose-built property containing only 6 flats. There are 2 generous bedrooms (1 en-suite), separate bathroom, well equipped kitchen and spacious living room (with door to its own easterly-facing balcony space). There are communal gardens and a private parking space. The property is a short and level walk to the town centre. \*No pets\* \*No holiday or longer term letting\* EPC – C

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



## The Accommodation

### Communal Hallway

With buzzer entry system

### Living Room

15' x 12'9 (4.57m x 3.89m)

### Kitchen

11'4 x 6'8 (3.47m x 2.07m)

### Bedroom 1

13'8 x 11'1 (4.17m x 3.38m)

### En-suite Shower Room

### Bedroom 2

13'10 x 8'5 (4.22m x 2.57m)

### Main Bathroom

6'8 x 6'7 (2.07m x 2.04m)

### Outside

The property benefits from its own easterly-facing balcony which is accessed via a door directly from the living room.

There are areas of communal lawns and a pleasant area for sitting/dining plus the apartment has its own parking space plus additional visitor parking available.

### Services:

All mains services connected including gas central heating.

### Leasehold Information

The property is leasehold with a remaining balance of a 999 year lease commencing 2003.

Service Charge: £800 per annum (includes the upkeep of communal and exterior areas & buildings insurance).

Notes: The lease prohibits pets and holiday letting.

**Council Tax Band: B**

**EPC: C**

### Directions:

From our office on Bridgeland Street, proceed up and around the bend to North Street. Proceed along North Street and turn right at the end and travel until you reach a mini-roundabout, go straight across and take the following right-hand turn into Meadowville Road where Meadowville Court is found at the very end of the cul-de-sac.





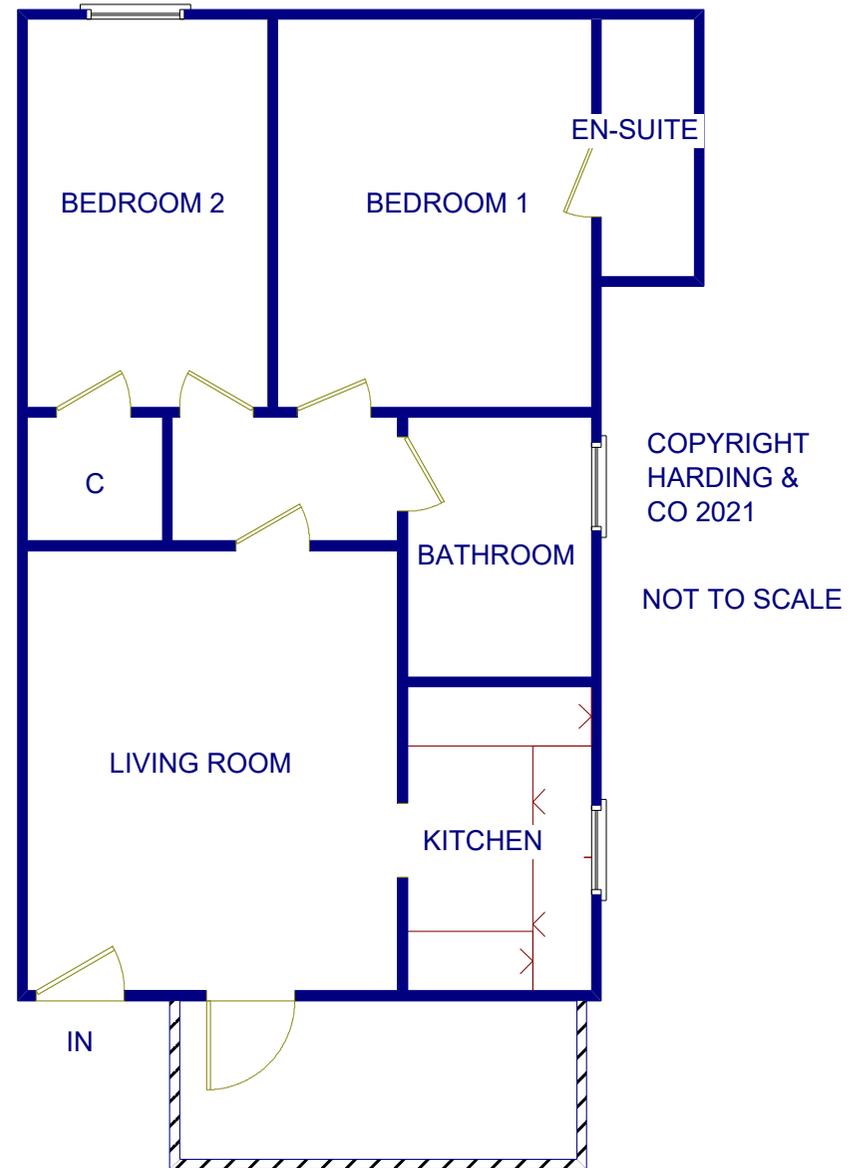
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

