



75 Union Close
Bideford, EX39 3FE

 **seldons**
estate agents

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Stylish Modern Open Plan Living in a First Floor Purpose Built Apartment constructed to a High Specification with fitted Kitchen including integrated Appliances, Allocated Parking Space. Bedroom with En Suite Bathroom with over bath shower, White uPVC Double Glazed Windows & Gas Fired Radiator Heating. AVAILABLE NOW

- First Floor Apartment
- Open Plan Kitchen/Living Room
- Double Bedroom with wardrobe cupboard off
- White PVCu Double Glazed Windows
- Storage cupboard
- Smart Modern Living
- Fitted Appliances: Washer/Dryer, Fridge, Oven & Hob
- En-suite Bathroom
- Gas Fired Radiator Heating
- AVAILABLE mid October 2017!

First Floor purpose built Apartment recently constructed to a high specification with fitted kitchen including fitted appliances, Allocated Parking Space. White uPVC double glazed windows. Gas fired radiator heating.

This smart one bedroom apartment likely to appeal to professional singles or a couple.

Communal Entrance

With entry phone system gives access to:

Communal Entrance Hall and stairs rising to first floor apartment.

Communal First Floor Landing

Private Entrance Door give access to:

Entrance Hall

Mains operated smoke alarm. Recessed ceiling spot lights. Entry phone. From the Entrance Hall flush panelled wood effect doors with contemporary stainless steel handles give access to:



Open Plan Kitchen/Living Room Kitchen Area

Kitchen

Fitted kitchen comprising high gloss granite effect laminate work surface with inset single drainer stainless steel sink, with mixer tap, range of white high gloss laminate fronted base units comprising cupboards and drawer unit, brushed stainless steel fan assisted oven and grill, brushed stainless steel four ring gas hob with black glass splash back, matching eye level kitchen wall units with down lighters, brushed stainless steel power points, integrated appliances including refrigerator with ice box, washer/dryer . Wood plank effect vinyl flooring

Living Area

Double glazed window to side aspect giving panoramic roof top views over Bideford. Velux roof light, recessed ceiling spot lights, television and satellite points, telephone point, mains operated smoke alarm.

Bedroom I

Double bedroom with double glazed window to side aspect, door to wardrobe cupboard housing gas fired combination boiler, television point, recessed ceiling spot lights, small loft hatch (loft space not to be used for storage).

From the Bedroom wood effect flush panelled door with stainless steel handles gives access to:

Bathroom

Having a three piece white suite comprising panelled bath with chrome mixer tap with shower head attachment, complimentary ceramic tiled splashback to full ceiling height, folding glazed shower door, high gloss laminate vanity unit with inset wash hand basin with chrome mixer tap and pop up waste, ceramic tiled splashback, WC, chrome towel radiator, Velux roof light, recessed ceiling spotlights, slate tiled effect vinyl flooring.

General

Council Tax: Band B

Rent: £475.00 per calendar month

£90 (inc. VAT) application fee per tenant

(Lease renewal charge £35 + VAT)

SORRY: No children or pets

Deposit: Typically one month (subject to circumstances)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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