



12 Strathmore Court Clovelly Road
Bideford, EX39 3HL

 **seldons**
estate agents

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An exceptionally spacious, purpose built, Penthouse apartment offering large contemporary open plan living space with a balcony having field views, En-suite, Allocated Parking, Gas Fired Radiator Heating and PVCu Double Glazed Windows. EPC C

- Spacious Penthouse Apartment
- Ideal "Buy to Let" or First Time Buy
- Large Open Plan Kitchen/ Dining/ Living Room
- En-suite
- uPVC Double Glazed Windows & Bi Fold Balcony Doors
- Balcony with View to Fields
- Entrance Hall
- Three Bedrooms
- Bathroom
- Gas Fired Radiator Heating

Communal Entrance Hall and Stairs rise to Second Floor where a private entrance door with entry phone system gives access to:

Private Entrance Hall with doors to:
Airing Cupboard
Coats Cupboard

Open Plan Kitchen/Dining/Living Room

This light and generous sized room is designed to suit contemporary living and is located at the rear of the property and has views across to fields and a balcony accessed from the Living Room.

Kitchen/Dining Area Fitted kitchen comprising granite effect work surfaces with inset 1 1/2 bowl stainless steel drainer sink. Extensive range of light timber effect laminate fronted base units of cupboards and drawers and matching wall units. Brushed stainless steel oven, gas hob, microwave. Space and plumbing for washing machine and dishwasher. Two combining Velux roof windows with views across to fields. TV Point.

Living Area a delightful reception room focusing on double glazed bi fold doors leading onto a balcony with views across to fields making this a very light and airy living space with ample space for furnishings. TV point and Telephone point.



From the spacious Entrance Hall doors give access to:

Bedroom 1 A good size double bedroom with a dormer window to the front aspect.

En-Suite Shower Room Three piece white suite comprising shower cubicle with complimentary tiled splash back, electric shower, sink and pedestal, W.C. Towel Radiator. Wall light.

Bedroom 2 A well-proportioned double bedroom with two double glazed windows to the front aspect providing space for a King sized bed.

Bedroom 3/Study A good sized room which with a sloping ceiling to part of the room restricting head height to part of room.

Bathroom Three piece white suite with panelled bath with electric shower over with glazed shower door. Ceramic tiled splash back. Towel radiator. Extractor fan. Shaver point. Obscure double glazed window.

Outside:
Communal Bin store.

Parking: Allocated parking space. Communal Visitor parking

General
Council Tax: Band C
Services: Mains Gas, Electric & Water
Tenure: Leasehold
Term: Balance of 999 year lease
Service Charge: Approx £512 pa (subject to verification) incl of building insurance
Reservation fee: £250 will be required which is set against completion monies. (Non refundable should either party withdraw due to a non performance of exchange of contract timescales.)





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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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	

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