



**Marlen Court
Bideford
Devon
EX39**

Offers In Excess Of £170,000

bettermove

Marlen Court

Bideford

Bettermove are proud to present this 3 bedroom flat in Bideford. Available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the allocated parking.

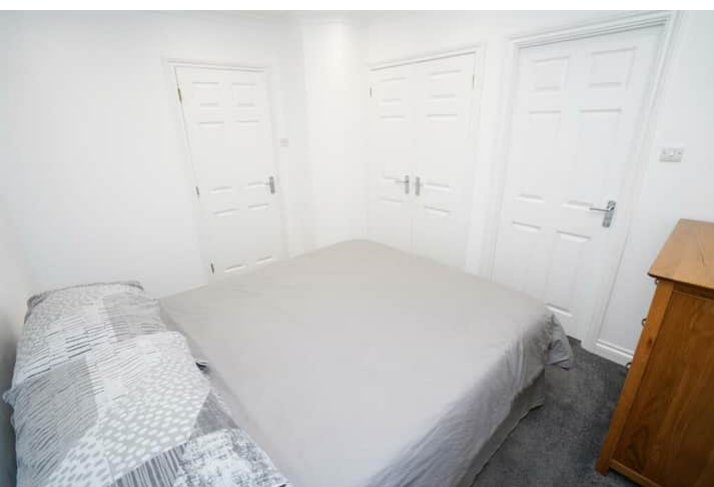
The council tax band is C.

This is a leasehold property with 100 years remaining on the lease.

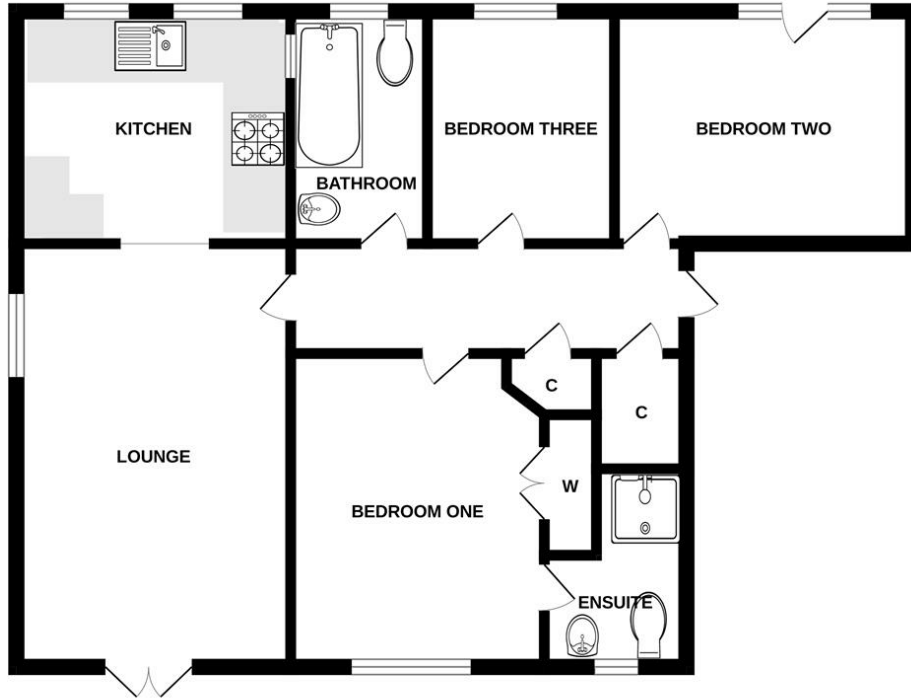
The interior of this well presented property comprises a spacious living and dining area and fitted kitchen, as well as the 3 bedrooms with one including an on-suite and the family bathroom.

Located in the popular town of Bideford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barnstaple train station (10.3 miles), variety of bus routes and the A386.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	76
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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