



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A good size 2 bedroom 2nd floor apartment conveniently located close to the town centre of Barnstaple. The property offers spacious accommodation with open plan living together with outside space and allocated parking space in a car port. No Onward Going Chain.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
 Sales 01237 423888 Lettings 01237 471855  
 Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
 Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)



6 Portmarsh Lane, Barnstaple, Devon,  
 EX32 9HY | £155,000



No6 is a good size 2 bedroom apartment that is located on the second floor. The property has an open plan kitchen/living room with a modern kitchen with matching cupboards at base and eye level together with integrated oven and space for a fridge/freezer.

To the rear of the apartment are 2 bedrooms both overlooking the rear garden together with an airing cupboard with plumbing for a washing machine.

To the front of the property there is an allocated parking space in the carport for 1 car together with access to the rear garden which is laid to stone chippings.

**Situation:** Portmarsh Lane is within easy walking distance of Barnstaple Town Centre which offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, hospital, range of schools and indoor heated leisure pool. There is easy access to the North Devon Link Road which leads to M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a short car journey. #

**Directions:** From Bideford, head to Barnstaple on the A39 Atlantic Highway. At the 1st roundabout, take the third exit to Barnstaple. At the following roundabout, take the 2nd exit and at the next roundabout take the 1st Exit. Follow this road to the traffic lights and turn left into Newport Road. Take the 2nd right hand turning into Victoria Street. Follow this road to the bottom and bear left where the property will be found on your right hand side.

**Communal Hall:** Staircase to Front Door

**Entrance Hallway:** Staircase to Landing

**Landing:** With Cupboard housing plumbing for washing machine

**Open Plan Lounge/Kitchen:** 15' 2" x 12' 0" (4.62m x 3.65m) Range of base and wall cupboards with integrated Oven and Hob, stainless steel sink unit, wall mounted Vaillant Gas fired boiler feeding hot water and central heating, UPVC double glazed window, radiator.

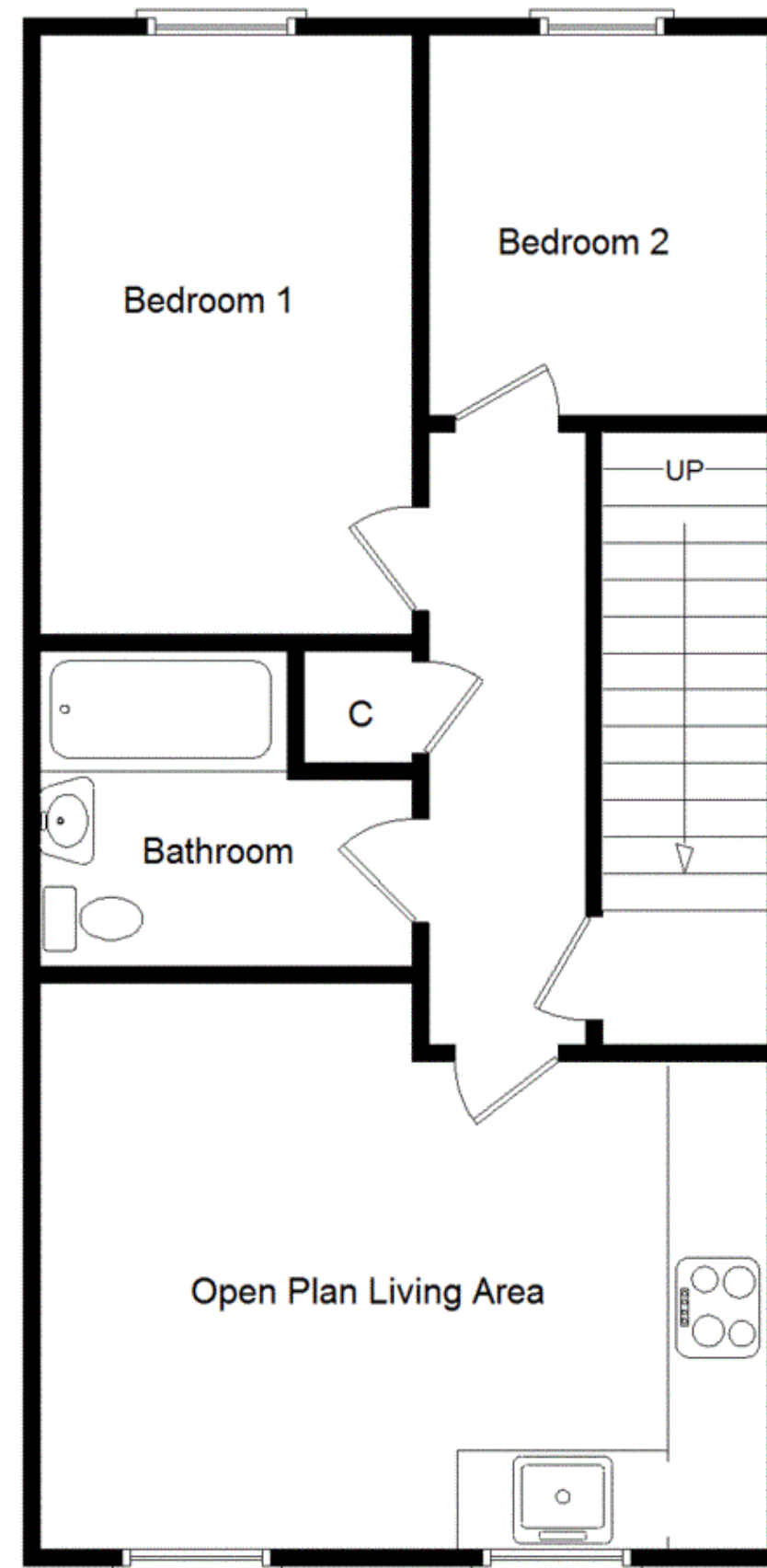
**Bedroom One:** 12' 1" x 7' 10" (3.68m x 2.39m) UPVC double glazed window, radiator.

**Bedroom Two:** 7' 10" x 7' 0" (2.39m x 2.13m) UPVC double glazed window, radiator.

**Bathroom:** 8' 0" x 7' 0" (2.44m x 2.13m) Three piece white suite comprising modern paneled bath with thermostatic shower tiled surround and shower glass, close coupled WC and wash basin with tiled surround and shaver point, extractor

**Outside:** Chipping garden area and carport

**Tenure:** The property is Leasehold with the remainder of a 2000 year lease that was issues in January 1986. No Ground Rent or Maintenance is paid. The owner has an equal share in the Freehold for the building.



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