



11 BRUNSWICK WHARF, BARNSTAPLE, EX31 1AE

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3 Bed 2nd Floor Apartment

11, Brunswick Wharf, North Walk, Barnstaple, Devon, EX31 1AE

Offers In The Region Of

£249,950

- 2nd Floor
- 2 Bath/Shower Rooms
- Video Telocom Entry
- Open Plan Living Room 27 ft
- Built in Storage
- Allocated Car Space
- 3 Double Bedrooms
- 2 Balconies
- Balance of NHBC

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Overview

Set on Barnstaple's historic waterfront to the east side of the River Yeo a tributary of the River Taw and within a stones throw of the town centre and its varied amenities. This light, bright and airy 2nd floor 3 bed, 2 bath apartment, nearly the largest in the development has balconies to front and rear elevations.

Within easy level walking distance of Barnstaple Town Centre, the regional and administrative centre of North Devon.

Situated in the River Taw Estuary, with access to the Tarka Trail a largely traffic free cycle track and footpath within a few hundred yards. The town is surrounded by the beautiful rolling North Devon countryside with some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Number 11 is a modern second floor 3 double bed roomed riverside apartment in a block of 12 similar units and sharing a communal entrance hall and stairs with video telecom admission shared with five other properties. Number 11 is one of the larger properties in the building and extends to just under 100 square metres.

This apartment, now vacant has been let on a shorthold tenancy agreement at a rent of £950 pcm.



The apartment is approached through its entrance door to a central hallway, with store cupboard.

To the right as you enter is the to the large open plan living room, with balcony overlooking the River and housing beyond. The kitchen area has fitted units on two elevations including double drainer sink, 4 ring Zanussi hob with extractor hood over and oven under. Tall fridge freezer and other base and wall storage cupboards. There is a dining are and seating area.

Also off the hall are the 3 double bedrooms, the master being en suite with a shower room and a balcony with all bedrooms having built in double wardrobes and there is also a family bathroom.

Below there is a car space allocated in the private car garaging where there is a communal recycling room and letter boxes.

Room list:

Shared Entrance Hall

Video Telecom Entry

Stairs up to 2nd Floor

Entrance Door

Entrance Hall

Open Plan Living Room
8.36 x 4.13 narrowing to 3.92 (27'5" x 13'6" narrowing to 12'10")

Balcony Overlooking River

Bedroom 1
3.97 x 3.62 (13'0" x 11'10")

En Suite

Bedroom 2
4,18 x 3.40 (13'1",59'0" x 11'1")

Family Bathroom

Bedroom 3
3.53 x 3.4 (11'6" x 11'1")

Allocated Car Space

Grounf Rent - £250 per annum

Service Charge - £95 pcm

Leasehold - Balance of 999 years from 2016/7

Services

All mains connected

Council Tax

Band D

EPC Rating

Band B

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970

