



Directions

From the bottom of the High Street in Barnstaple town proceed over the Rolle Quay bridge and take the first right into Mills Way. Port Mill Court will then be easily identified on your left right side.

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Call 01271 327878
or email barnstaple@phillipsland.com

1 Bed Apartment -

12 Port Mill Court, Mills Way, Barnstaple, Devon, EX31 1GW

Asking Price

£112,000

- Ground Floor Apartment
- Excellent Onsite Facilities
- Development Manager
- Lease 125 years from 2007
- No Ongoing Chain
- Minimum Age 60
- UPVC Double Glazing
- Convenient Location To Town
- Car Park

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall

Living Room

Kitchen

Bedroom

Shower Room

Overview

Port Mill Court is a very attractive McCarthy & Stone development of 58 purpose built retirement homes, comprising a mix of 1 and 2 bedroom apartments in various styles completed in 2007. It is very well placed in Barnstaple, built beside the River Yeo and opposite the High Street, therefore just a few steps from all town and regional facilities.

This particular apartment is situated on the ground floor and has a large double bedroom with fitted wardrobes, fully fitted shower room and a lovely, living room leading into the kitchen. It occupies a splendid position that enjoys an open outlook over the River Yeo, Rolle Quay and town buildings beyond.

The complex offers all the facilities for a comfortable lifestyle in retirement with many features for its residents which have to be over 60, which include a guest suite for visitors, residents lounge and laundry facilities. Upper floors are served by a lift and every home has a security system for contacting the main entrance, together with an emergency contact to the resident house manage, plus 24 hour care line. There is also secure residents parking.

Vendor advises the Service Charge is £1272.19 every 6 months and the Ground Rent is £425.00 per annum.

Outside

The apartment is situated in Barnstaple, the ancient borough and administrative centre for North Devon and offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, theatre, brand new leisure centre and Tarka Tennis Centre. From Barnstaple there is direct access on to the A361/North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to junction 27 on the M5 motorway near Tiverton where there is also the Parkway Railway Station.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

B

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

