



### Directions

Passing over the Long Bridge and on to The Square with the clock tower. Follow the road passing the bus station to the left taking the second turning at the first roundabout. Proceed to the next/second roundabout at the TA Headquarters and there take the third exit keeping to the left hand lane. Within 50 yds or so turn left into Summerland Street adjacent to Summerland Stores and proceed to the end of the road following the road around to the right, number 6 will be found down on your right hand side.

Looking to sell? Let us  
value your property  
for free!

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.

### 2 Bed Apartment

Flat 3, 6 Barbican Terrace, Barnstaple, Devon, EX32 9HQ

Asking Price

**£185,000**

- High Spec & Beautifully Presented
- 2 Double Bedrooms (1 Ensuite)
- Luxurious Shower Rooms
- Off Street Parking
- Contemporary Open Plan Kitchen
- Convenient Location
- Georgian Style & Character



## Room list:

**Open Plan Living Area**  
5.89m max x 5.31m max (19'04 max x 17'05 max)

**Kitchen**  
4.29m x 2.24m (14'01 x 7'04)

**Shower Room**  
2.36m x 1.63m (7'09 x 5'04)

### First Floor Landing

**Bedroom 1**  
4.09m x 2.97m (13'05 x 9'09)

### En-Suite Shower Room

**Bedroom 2**  
3.76m x 2.13m (12'04 x 7'00)

## Overview

A highly attractive apartment within a stylish Georgian building offering the very best combination of character, chic and modern day necessities.

A beautiful open plan kitchen/family room is ideal for entertaining and hosting the whole family or friends. A modern tiled centrepiece creates a focal point to the room and the tall windows flood the room with natural light.

The kitchen itself is well appointed with a range of built in cupboards, plenty of preparation space and perfect for those culinary experts.

The shower room is well fitted out, fully tiled and with a white suite and large shower that has plenty of elbow room.

Upstairs there are two spacious bedrooms, the principal bedroom is spacious and has built in wardrobes and an ensuite shower room which again has been fitted to an exemplary standard.

The second bedroom is a spacious double bedroom of a good proportion. There is plenty of storage in the apartment and a generally spacious feeling. Included in the sale is parking to the rear of the property and communal front garden with plenty of space for bin storage.

Leasehold: The management company is owned equally between the three apartment owners. The freehold is owned by the management company so there is no ground rent or other annual fees except for the building insurance. The company is looked after by the three apartment owners. The communal area at the property is looked after by all apartment owners.

## Outside

Directly to the rear of the property is a designated car parking space providing reserved off road parking. The apartment has a secure door entry system with stairs leading up to the property.

Barnstaple the regional centre of North Devon offers an excellent range of amenities including many many High Street shops & independent stores, Green Lanes shopping centre, leisure facilities including theatre, cinema and North Devon Leisure Centre and numerous public houses and restaurants.

Also there is convenient access to the North Devon link road (A361) providing a swift route to the M5 motorway and connecting routes beyond. Barnstaple Railway is within level walking distance and also provides a interlinking access to Exeter and then railway connections nationwide.

For more information or to arrange a viewing please contact the Barnstaple team.

## Services

All mains connected

## Council Tax band

A

## EPC Rating

TBC

## Tenure

Leasehold (check details)

## Viewings

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

