



2 Bed Ground Floor Apartment
21 Orleigh Mill Court, Mills Way, Barnstaple, Devon, EX31 1GZ

Asking Price

£240,000

- Sought After Gated Apartments
- Well Presented Accommodation
- Gas Central Heating
- Close To Town Centre
- No Ongoing Chain
- En-Suite To Master
- Allocated Parking
- PVCu Double Glazing
- Views Over Pilton Park

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or email barnstaple@phillipsland.com

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. Orleigh Mill Court will then be easily identified on your left hand side next to Saw Mill Court.

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Room list:

Entrance Hall

Lounge

4.67m x 4.65m (15'4" x 15'3")

Kitchen

3.02 x 2.34 (9'10" x 7'8")

Bedroom 1

3.86m x 2.57 (12'7" x 8'5")

En-Suite Shower Room

Bedroom 2

3.51m x 3.02m (11'06" x 9'11")

Shower Room

2.36m x 2.34m (7'09" x 7'08")

Overview

Phillips Smith & Dunn proudly presents No 21 Orleigh Mill Court, a well maintained ground floor apartment boasting two bedrooms. Situated in an enviable location, this residence offers pleasant views overlooking the River Yeo and Pilton Park. Adding to its allure, a charming balcony adjoins the sitting room, providing a delightful spot to unwind and revel in the property's surroundings. Nestled within a gated complex, the apartment includes designated parking and is conveniently offered without a chain. Further enhancing its appeal, the home is equipped with gas central heating and PVCu double glazing.

Comprising a secure communal entrance accessed via key card, the property features an inviting entrance hall. The light-filled living room opens to a decked balcony, affording captivating views of Pilton Park and the River Yeo. The kitchen is well-appointed with a selection of fitted wall and base units complemented by integrated appliances such as an electric oven, 4-ring electric hob with extractor, new fridge/freezer, dishwasher, and new washer/dryer. Both bedrooms offer ample space and include fitted wardrobes, with the master bedroom benefiting from a re-fitted ensuite shower room featuring a shower cubicle, pedestal wash basin, and low-level w.c. Completing the accommodation, the family bathroom features a bath, pedestal wash basin, heated towel rail, and low-level w.c.

Outside

Outside, to the front of the property is the secure, designated parking space and further visitor parking. The property is situated in the heart of the town centre which offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Services

All main services connected

Council Tax band

B

EPC Rating

C

Tenure

Leasehold

Viewings

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

