

GROUND FLOOR



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**Well Presented 1 Bedroom Apartment**  
30 Port Mill Court Mills Way, Barnstaple, EX31 1GW

Guide Price

**£139,950**

- Immaculately Presented
- Short Walking Distance From Town
- Chain Free!
- Generous Double Bedroom
- Communal & Social Area
- Modernised Bathroom Suite
- Resident Parking
- Integrated Appliances
- Minimum Age 60

**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 right hand side next to Saw Mill Court.

**Looking to sell? Let us value your property for free!**  
Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

2.86m x 2.10m (9'4" x 6'10")

### Kitchen

1.75m x 2.74m (5'8" x 8'11")

### Lounge Diner

3.73m x 5.05m (12'2" x 16'6")

### Bedroom

3.75m x 3.45m (12'3" x 11'3")

### Wardrobe

### Bathroom

1.70m x 2.06m (5'6" x 6'9")

### Storage Cupboard

1.53m x 0.86m (5'0" x 2'9")

### Electrical Cupboard

## Overview

Welcome to this charming 1 bedroom apartment, perfect for those seeking comfort and convenience. As you enter, you're greeted by a spacious entrance hall, offering ample space for coat and shoe storage.

Straight ahead, you'll find the expansive lounge diner boasting lovely views towards Pilton Park. This area is perfect for relaxing or entertaining guests. Adjacent to the lounge is a well-equipped kitchen featuring a sink, plenty of cupboard space, and integrated appliances, including an under-counter fridge, freezer, oven, and electric hob.

The bathroom is modern and has been recently refitted, offering a vanity sink, WC, and a bath with a shower head for your convenience.

Additionally, the flat benefits from a large storage cupboard, which houses a new hot water tank, providing ample storage space.

The complex offers all the facilities for a comfortable lifestyle in retirement with many features for its residents who have to be over 60 and 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 manager, plus 24 hour care line. There is also secure residents parking. Ground Rent: £425 pa. Service Charge: TBC

## Outside

Port Mill Court is located centrally to Barnstaple Town Centre, the regional and administrative centre of North Devon. It is surrounded by beautiful rolling Devonshire countryside and 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.

## Services

Mains Water, Electric and Drainage

## Council Tax band

B

## EPC Rating

TBC

## Tenure

Leasehold

## Viewings

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

