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**2 Bed Riverside Flat**  
16, Saw Mill Court Mills Way, Barnstaple, EX31 1GY

Guide Price

**£260,000**

- CHAIN FREE!
- Convenient Location
- Balcony View Over Pilton Park
- Exceptional Condition Throughout
- Allocated Parking Space
- Integrated Kitchen Appliances

**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. Saw Mill Court will then be easily identified, straight ahead with clear lettering displayed on side of building.

**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:

### Hallway

4.23m x 1.28/3.40m (13'10" x 4'2"/11'1")

### Lounge Diner

4.77m x 4.73m (15'7" x 15'6")

### Kitchen

3.11m x 2.43m (10'2" x 7'11")

### Bathroom

1.71m x 2.59m (5'7" x 8'5")

### Bedroom 1

3.85m x 2.64/3.12m (12'7" x 8'7"/10'2")

### En-Suite

1.99m x 1.65m (6'6" x 5'4")

### Bedroom 2

3.83m x 3.14m (12'6" x 10'3")

### Cupboard

1.47m x 1.40m (4'9" x 4'7")

### Parking Space

## Overview

Welcome to this immaculate two-bedroom flat in Saw Mill Court. Upon entering the communal area, you'll have access to both stairs and a lift to reach the first floor.

Inside the flat, a spacious hallway leads to all the main rooms. To the left is the lounge diner, a generous space that accommodates various furniture arrangements. This room also features a private balcony with views across the River Yeo to Pilton Park, making it an excellent spot for relaxing or entertaining.

The adjacent kitchen shares these views, making daily tasks like washing up more enjoyable. For added convenience, the kitchen is equipped with a dishwasher as well as integrated appliances such as a washer-dryer, double oven, fridge-freezer, and gas ring hob, along with plenty of cupboard space.

The flat has two double bedrooms, both with built-in wardrobes. The master bedroom includes an ensuite shower room. A centrally located main bathroom including shower/bath combination easily accessible from all areas of the flat.

Additional storage is provided by a large cupboard in the hallway. Outside, there is a single allocated parking space, adding to the convenience of this property.

Ground Rent: £167.50 every 6 months.  
Service Charge: £980.00 every 6 months.

## 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



## Outside

Saw 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.

