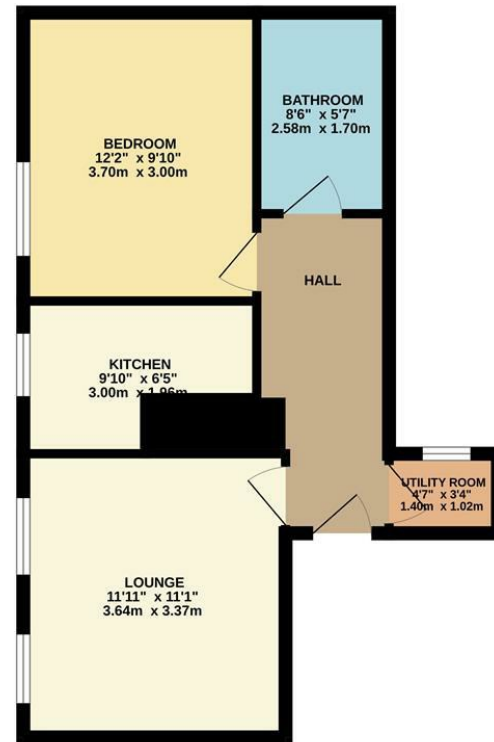


GROUND FLOOR



FLAT D, LONGSTONE HOUSE EX31 1QU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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One Bedroom First Floor Flat

Flat D, Longstone House, Under Minnow Road, Pilton, Barnstaple, EX31 1QU

Offers In Excess Of

£140,000

- To Be Sold As Tenanted
- In Stunning Period House
- Shorthold Tenancy
- Popular Pilton Area
- One Bedroom Apartment

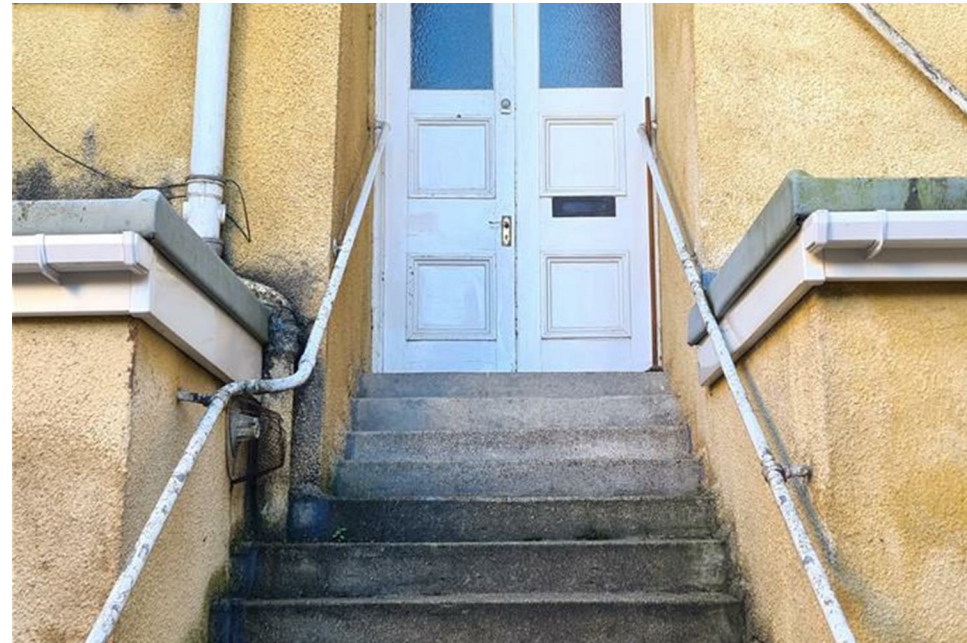
Directions

From Barnstaple leave the town on the A39 as through to Lynton. At the first traffic lights turn left and immediately right into Pilton Street. Pass by the various shops and Pubs in Pilton street and at the top bear left. Proceed for a half mile or so when you will enter Under Minnow Road. Longstone is the last house to the left behind the high stone wall. Best to park in the Street and walk in. Using what3words free app enter the words ///cares.final.spite

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

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Rear Access

Rear Courtyard

Hallway

Entrance Hall

Living Room
3.64 x 3.37 (11'11" x 11'0")

Kitchen
3.0 x 1.96 (9'10" x 6'5")

Bedroom
3.7 x 3.0 (12'1" x 9'10")

Bathroom
2.58 x 1.70 (8'5" x 5'6")

Utility Room
1.40 x 1.02 (4'7" x 3'4")

Shared Off Road Car Parking

NOTE

Overview

This first floor 1 bed roomed apartment is set in this most impressive Town House, one of 4 similar apartments, together with the owners accomodation. The house is in the ever popular Pilton area of the town handy for local shops in Pilton or the main town itself, North Devon District Hospital, Pottington Business Park, the largely traffic Tarka Trail cycle path around the Taw and Torridge estuaries and the A361 road out of Barnstaple towards Braunton and the North Devon coastline at Saunton, Croyde and Woolacombe.

The flat is approached from the rear into a shared car parking area and then into a shred courtyard at the back of the house and up a flight of steps into the building itself. The flat is in the "west wind" overlooking the garden and catching the evening sun.

Note - some internal pictures taken from a previous sale brochure.

Tenancy

The property is being offered with the current tenant in place on a shorthold tenancy which began in November 2022. The current rent paid is £575 per calendar month and paid to a local letting agent.

Leasehold - 999 year lease

Gound Rent - £50 per annum.

Service Charge - £111 per calendar month

Services

All mains, gas central heating

Council Tax

Band A

EPC

Band D

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204

