



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.
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 as to their operability or efficiency can be given.
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2 Bed Flat

17, Saw Mill Court Mills Way, Barnstaple, EX31 1GY

Guide Price

£265,000

- Serviced Apartments
- Views Over Pilton Park
- Newly Fitted Combi Boiler
- Popular & Convenient Location
- Two Double Bedrooms
- Car Port Parking

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.

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Overview

This well presented two-bedroom flat in Saw Mill Court combines modern living with scenic surroundings and convenient access via stairs or lift. Upon entering, a generous hallway welcomes you into a bright and airy lounge and dining area. This space opens onto a private balcony, offering serene views of the River Yeo and the greenery of Pilton Park, making it perfect for relaxation or entertaining.

The adjacent kitchen enjoys the same breathtaking outlook and is fully fitted with integrated appliances, including a dishwasher and a recently installed energy-efficient combi-boiler, ensuring comfort and convenience. Both spacious double bedrooms include built-in wardrobes, with the master bedroom featuring the added luxury of an ensuite shower room.

A centrally located family bathroom provides additional functionality, while hallway storage ensures everything has its place. The property is further enhanced by a designated undercover parking space, adding to its appeal for professionals, couples, or small families seeking a balance of style and practicality.

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.

Room list:

Entrance Hall

Lounge Diner

4.92m x 4.72m (16'1" x 15'5")

Kitchen

3.11m x 2.42m (10'2" x 7'11")

Bedroom 1

3.65m x 2.61m (11'11" x 8'6")

Wardrobe

Ensuite Shower Room

2.29m x 1.66m (7'6" x 5'5")

Bedroom 2

3.11m x 3.77m (10'2" x 12'4")

Wardrobe

Family Bathroom

1.70m x 2.57m (5'6" x 8'5")

Storage Cupboard

Balcony

Car Port

