



TOTAL FLOOR AREA: 408 sq.ft. (37.9 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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## 1 Bed, First Floor Flat

Flat 2, 26 Litchdon Street, Barnstaple, EX32 8ND

Guide Price

**£110,000**

- Share of Freehold
- Convenient Location
- Double Bedroom
- Gas Combi Boiler
- First Floor Flat
- No Chain

## Directions

From the Barnstaple Square, proceed up Litchdon Street to the rear of the Imperial Hotel and Number 26 is situated on your right hand side. Parking is available nearby at Litchdon Street Car Park & Belle Meadow Car Park.

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<b>Room list:</b>	
<b>Hallway</b>	
<b>Kitchen</b>	3.57m x 1.69m (11'8" x 5'6")
<b>Living Room</b>	3.53m x 3.44m (11'6" x 11'3")
<b>Double Bedroom</b>	3.37m x 3.58m (11'0" x 11'8")
<b>Wardrobes</b>	
<b>Shower Room</b>	2.39m x 1.71m (7'10" x 5'7")
<b>Utility Area</b>	

## Overview

This well-located first-floor apartment offers a fantastic opportunity for those seeking convenience and comfort. Situated on Litchdon Street, it is just a short walk from the town centre, where you'll find a variety of shops, bars, and restaurants. In the opposite direction, a scenic river walk leads to the beautiful Rock Park.

Upon entering the property, a communal hallway with stairs leads up to the flat. Inside, to the right, you'll find a well-equipped galley kitchen with a sink, drainer, and an installed electric oven. Adjacent to the kitchen, the spacious living room benefits from two large windows, allowing plenty of natural light to fill the space.

To the rear of the flat, there is a modern three-piece shower room, complete with a WC, sink, and shower. The generously sized double bedroom features built-in wardrobe space, offering ample storage. Separating the bedroom and shower room is a useful utility area.

This bright and well-proportioned apartment is ideal for those looking for a home in a central yet peaceful location.

## Outside

Located a short distance from Newport. Newport is a highly sought after location, boasting an OFSTED outstanding Primary School within walking distance. Within close proximity is also an excellent range of amenities which caters well for everyday needs, including local convenience store, Park School, Nursery, Medical Centre, Dentist and a Public House. Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, 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

All Mains Services Connected

## Council Tax band

A

## EPC Rating

C

## Tenure

Share of Freehold

## Viewings

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

