



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 Apartment

6, Saw Mill Court, Barnstaple, EX31 1GY

Guide Price

**£255,000**

- Two Double Bedrooms
- Ground Floor Apartment
- Popular Location
- Allocated Parking Space
- Lovely Outlook
- NO CHAIN!

## 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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- Room list:**
- Hallway**
  - Living Room**  
4.77m x 4.72m (15'7" x 15'5")
  - Kitchen**  
3.09m x 2.42m (10'1" x 7'11")
  - Bedroom 1**  
3.65m x 2.63m (11'11" x 8'7")
  - 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")
  - Bathroom**  
1.71m x 2.69m (5'7" x 8'9")
  - Balcony**
  - Storage Cupboard**
  - Allocated Parking Space**

Overview

This two bedroom apartment in Saw Mill Court offers the perfect blend of comfort and tranquil surroundings. Easily accessible the property welcomes you with a spacious entrance hall leading into a bright, open plan living and dining area. This inviting space extends onto a private balcony, where you can unwind with peaceful views over the River Yeo and the lush greenery of Pilton Park, ideal for both relaxation and entertaining guests.

The modern kitchen shares the same stunning outlook and comes fully equipped with integrated appliances, including a dishwasher, washing machine, double oven, and fridge freezer, designed for both convenience and style.

Both double bedrooms are generously sized and feature built-in wardrobes, with the principal bedroom benefitting from a private ensuite shower room. A well appointed family bathroom is centrally located, and additional hallway storage helps keep the living space clutter free.

Completing the package is a designated parking space, making this home an excellent choice for professionals, couples, or small families seeking a harmonious blend of practicality and refined living.

Outside

Saw Mill Court enjoys a central position within Barnstaple, the vibrant regional hub and administrative heart of North Devon. Nestled amid picturesque Devonshire countryside, the area is renowned for its stunning natural beauty, offering easy access to some of the South West's finest beaches and rugged coastal trails.

As the commercial and cultural centre of the region, Barnstaple provides a full range of amenities, including well-regarded schools, major banks, and an array of leisure and entertainment options such as a theatre, cinema, leisure centre, and a diverse mix of restaurants and cafés. The town blends contemporary retail convenience with the charm of its historic market quarter, creating a lively and engaging atmosphere.

Just a short drive away (within approximately five miles) lie the golden sandy beaches of Woolacombe, Croyde, and Instow—ideal for family days out, surfing, or relaxing by the sea. For commuters and travellers, the A361 North Devon Link Road ensures straightforward access to the M5 motorway, while Barnstaple's railway station connects directly to Exeter and beyond, offering excellent regional and national transport links.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

TBC

Tenure

Leasehold

Viewings

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

