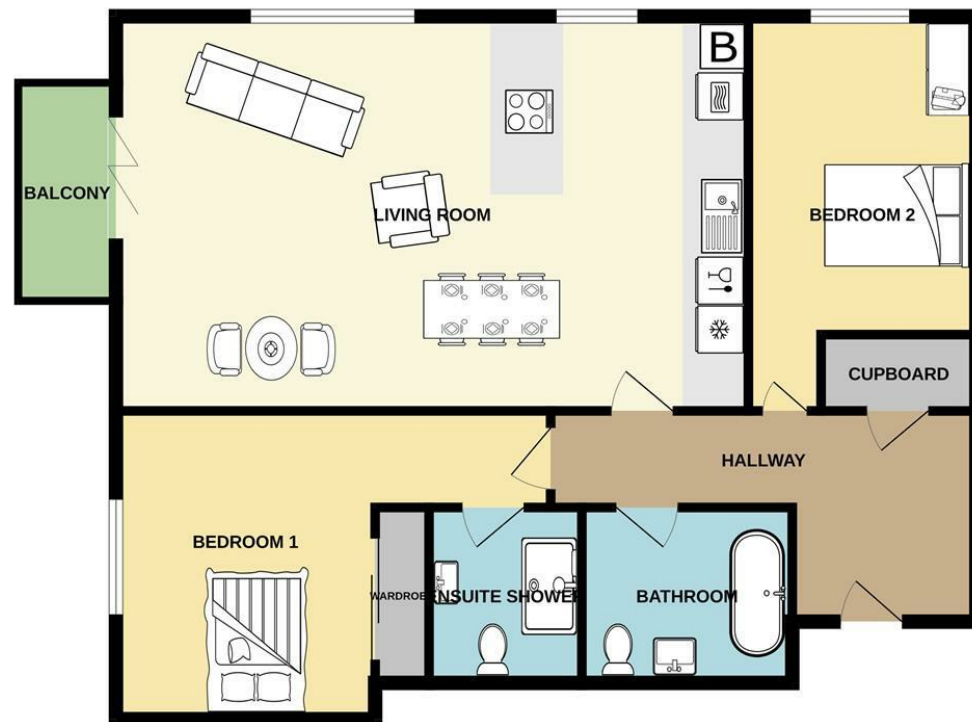


GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



83 TAW WHARF, BARNSTAPLE, EX31 2FD
TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.
While 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.
Made with Metropix 6/2025



High Spec. 2 Bed Apartment

83, Taw Wharf, Barnstaple, EX31 2FD

Offers In The Region Of

£300,000

- Open plan Living Room
- Family Bathroom
- On Tarka Cycle Trail
- 2 Bedrooms
- Secure Parking for one car
- Level Walk to Town Centre
- Master with en-suite
- Far reaching views
- Local Amenities as well.

Looking to sell? Let us
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for free!

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or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

Set on the River Taw in Barnstaple, part of a stunning new development, being a spacious light and well-presented modern first floor 2 bedroom apartment with views over the river, the town and fields beyond and with secure garaging for one car below.

Situated within level walking distance of Barnstaple town centre and with a good variety of local services and facilities available on its doorstep, including two supermarkets with service stations, a Next store, B and Q, and the new Leisure Centre and Tarka Tennis Centre together with a sprinter train service that runs from the town through to the Cathedral city of Exeter to the mainline station and also Exeter airport. Also the site fronts the Tarka Trail for level cycling or walking around the Taw estuary to the beach at Instow or Braunton.

Below the property is gated parking accessed via a garage door with 1 allocated parking space, communal bin stores and green areas.

Services

All mains

Council Tax

Band C

EPC Rating

Band B

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe [07970 445204](tel:07970445204)



Includes

In brief the accommodation whcih has both stair and lift access comprises; entrance hall, large open plan living room with fitted kitchen benefiting from a range of modern wall and base units with working surfaces over, inset stainless steel sink, integrated appliances and island with induction hob with floating extractor. To the other side of the room is the lounge/dining area with fabulous river views.

There are 2 bedrooms the master with fitted wardrobes with sliding doors and an en suite shower room and a river view. The shower room comprises of a shower enclosure suitable for wheelchair use, w.c. and hand basin. There is also a family bathroom.



Room list:

Entrance hall

Open plan Lounge/ Diner / kitchen
4.895 x 7.195 (16'0" x 23'7")

Bedroom 1
3.307 x 3.144 (10'10" x 10'3")

En-suite

Bedroom 2
2.256 x 3.942 (7'4" x 12'11")

Bathroom
2.240 x 1.734 (7'4" x 5'8")

Secure Car Garaging

Estate Charge £264.98 per annum

Service Charge £2,171.81 per annum

Lease - 999 years from 2019