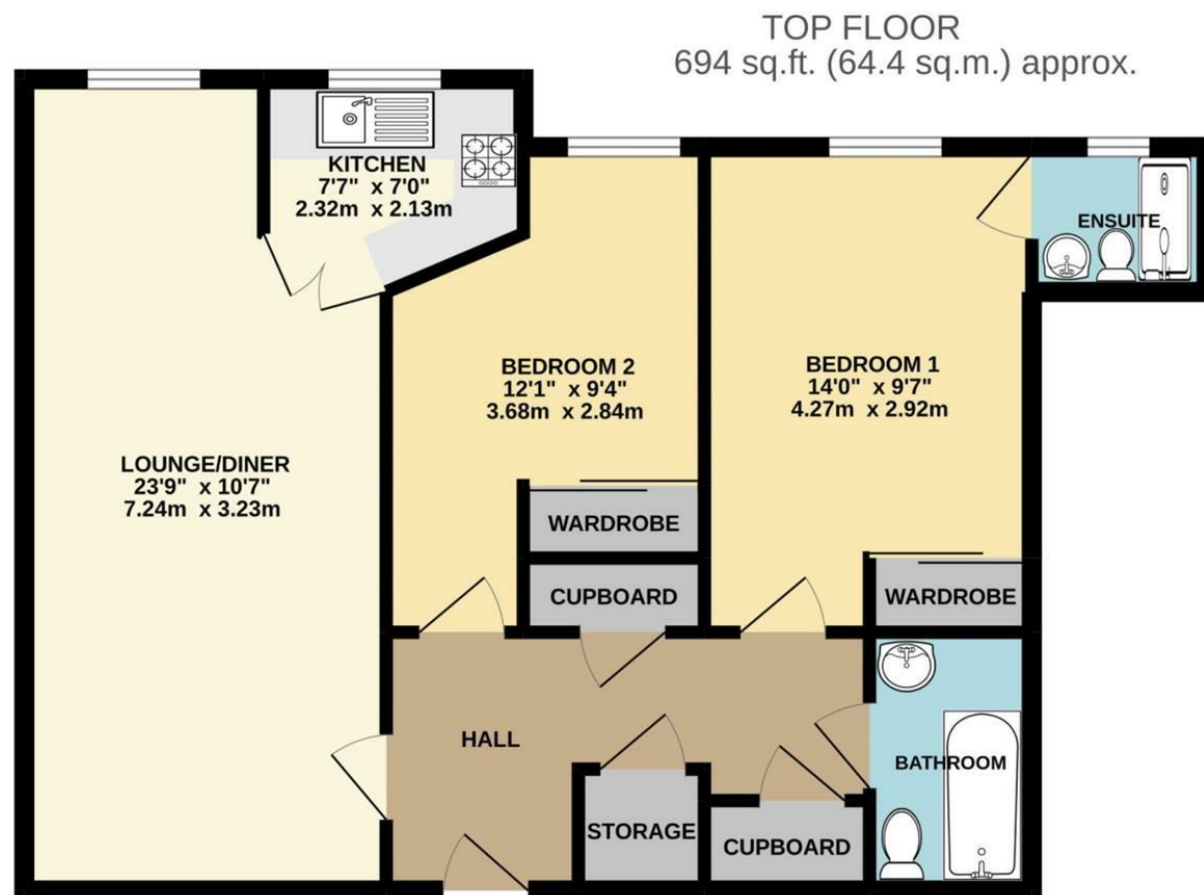




TOTAL FLOOR AREA : 694 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Two Bedroom Retirement Apartment

59 Port Mill Court Mills Way, Barnstaple, EX31 1GW

Guide Price

£195,000

- NO ONWARD CHAIN
- Lift Access To All Floors
- Convenient Location
- Two Double Bedrooms
- Bathroom & Ensuite Wet Room
- Over 60's Accommodation

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- Room list:**
- Hallway**
- Lounge Diner**
7.24m x 3.23m (23'9" x 10'7")
- Kitchen**
2.30m x 2.13m (7'6" x 6'11")
- Bathroom**
- Bedroom 1**
4.27m x 2.92m (14'0" x 9'6")
- Ensuite Wet Room**
- Bedroom 2**
3.68m x 2.84m (12'0" x 9'3")
- Storage Space**

Property Description

Located within the popular retirement development of Port Mill Court, this spacious top-floor apartment offers comfortable accommodation with open views. The apartment comprises a generous lounge/dining room with feature fireplace and Juliet balcony, providing a bright and airy living space. Double doors lead through to the fitted kitchen, which includes a range of wall and base units, oven, hob, extractor, and sink, along with pleasant outlooks from the window. There are two well-proportioned double bedrooms, each benefitting from fitted wardrobes. The main bedroom also features an en-suite wet room with walk-in shower, wash basin, and WC. In addition, there is a separate three-piece bathroom suite with bath, shower over, wash basin, and WC. The hallway includes three useful storage cupboards. The development provides a communal residents' lounge for socialising, a well-equipped laundry room, and additional support facilities if required. Externally, there are attractive communal gardens, offering seating areas for residents to enjoy, while the nearby Pilton Park provides further green space within easy reach. Secure gated access and residents' parking complete the setting.

Surrounding Area

Port Mill Court enjoys a central position within Barnstaple, the principal town and administrative hub of North Devon. The area is framed by scenic countryside and is within easy reach of some of the region's finest beaches and dramatic coastal walks. As North Devon's commercial heart, Barnstaple offers an excellent range of facilities including banks, schools, leisure centres, a theatre, cinema, and a wide choice of restaurants. The town blends modern retail options with the charm of a lively market atmosphere, making it a popular destination for both residents and visitors. Just a short drive away, the renowned sandy beaches of Woolacombe, Croyde, and Instow provide superb opportunities for days out. For travel further afield, the A361 North Devon Link Road connects conveniently to the M5 motorway, while Barnstaple's rail links offer direct access to Exeter Central and beyond.

Services

Mains Electric, Water & Drainage

Council Tax band

C

EPC Rating

TBC

Tenure

Leasehold

Viewings

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

