



This plan is an attempt to illustrate the layout of the property. Measurements of rooms, windows and any other items are approximate and should not be relied upon for any purpose. The services, fixtures, fittings and appliances have not been tested and no guarantee is given as to their operability or efficiency. No plan guarantee is given. Made with Metropix ©2006

## 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. Port Mill Court will then be easily identified on your right hand side next to Saw Mill Court.

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Guide Price

**£155,000**

## 1 Bed Apartment - Retirement

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

- Immaculately Presented Apartment
- Convenient Location
- Excellent Onsite Facilities
- Over 60's Only
- Balcony with River Views
- Double Glazing Throughout
- Lift Access
- Development Manager
- Newly Fitted Boiler



**Room list:**

- Entrance Hall**
- Lounge Diner**  
5.81m x 3.32m (19'0" x 10'10")
- Kitchen**  
1.95m x 2.47m (6'4" x 8'1")
- Bedroom**  
4.95m x 3.32m (16'2" x 10'10")
- Bathroom**
- Boiler/Store Room**
- Balcony**
- Communal Laundry Room**

## Property Description

The apartment is fully double glazed and well planned throughout. The entrance hall provides an illuminated light switch, power point, ceiling light, smoke detector and main door entry security system, along with an emergency intercom system. An airing cupboard offers useful shelving and houses the hot water system, alongside a separate meter cupboard and emergency pull cord.

The bright and spacious living room benefits from an electric night storage heater and ample power points, including digital TV/FM/DAB aerial connection. Double glazed UPVC doors open directly onto the balcony, providing stunning views over the river, while glass doors lead through into the kitchen.

The kitchen is fully tiled and fitted with a range of wall and floor units with work surfaces. Integrated appliances include a refrigerator, freezer, electric oven and hob, along with a stainless steel sink unit with single drainer and mixer tap. Spot lighting, an extractor fan and a wall mounted heater complete the space, while the window enjoys attractive river views.

The generously sized bedroom also overlooks the river and includes a built-in wardrobe with mirrored folding doors, hanging rail and shelving. Further features include an electric storage heater, power points, telephone point and TV/FM/DAB aerial connection.

The bathroom has been upgraded to a newly fitted modern shower room, featuring a walk-in shower, WC, and vanity unit with wash hand basin, mirror, strip light and shaver point. Additional benefits include an extractor fan, heated towel rail and wall heater, along with an emergency pull cord for added peace of mind.

## Services

Mains Water, Electric & Waste

## Council Tax band

B

## EPC Rating

B

## Tenure

Leasehold

## Viewings

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

