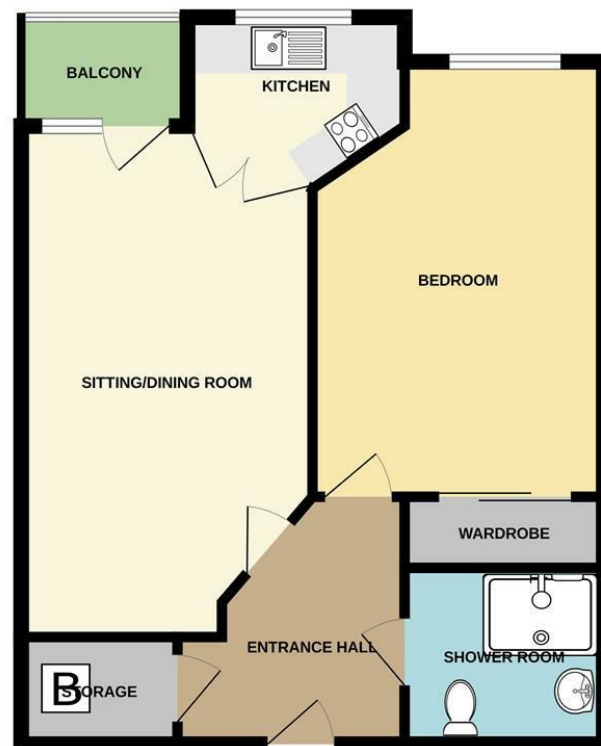


GROUND FLOOR



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 Apartment - Retirement

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

Guide Price

£155,000

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

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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



Facilities & Surrounding Area

Port Mill Court offers excellent on-site facilities including a communal laundry room, secure entry system and lift access, all within a convenient central location close to riverside walks, High Street shops and local services.

Designed specifically for comfortable and secure retirement living, the development benefits from a Development Manager, lift access, and a 24-hour Appello emergency call system for added peace of mind. It is a condition of purchase that residents must be over the age of 60 years, or in the case of a couple, one must be over 60 and the other over 55.