



WOOLLIAMS

Property Services

Guide price £157,500

Westacott Meadow, Barnstaple, EX32 8QX



2

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



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A well-presented, purpose-built two-bedroom ground floor flat offering comfortable and convenient living. Benefitting from UPVC double glazing and gas-fired central heating, this property is ideal for first-time buyers, downsizers, or investors alike. The accommodation comprises a communal entrance leading to a private entrance lobby, which opens into a welcoming hallway. The spacious lounge provides a relaxing space for everyday living, while the kitchen is well-equipped with a built-in oven and hob. There are two generously sized bedrooms, providing flexibility for sleeping arrangements, home office use, or guests. A well-appointed bathroom completes the interior. Conveniently located and designed for ease of access, this ground floor flat offers low-maintenance living in a sought-after setting.

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The local educational facilities are within easy reach whilst a variety of supermarkets are also a short distance away. Barnstaple offers a good choice of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for is its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

Communal Entrance

Access to each flat

Private Entrance Lobby

Front door off, UPVC double-glazed door to the rear of the building and out to the communal gardens, entry phone, radiator, door to

Entrance Hall

Door off, shelved linen cupboard, radiator.

Lounge 4.58m x 3.16m (15' x 10' 4")

Radiator, TV point, telephone point.

Kitchen 3.80m x 1.86m (12' 6" x 6' 1")

Inset one-and-a-half bowl single drainer sink unit with mixer tap, cupboards and space below with plumbing for a washing machine. Working surface with inset gas hob, built-in double oven, range of wall units, part tiled walls, radiator, wall mounted Baxi gas fired combination boiler, feeding hot water and the central heating system.

Bedroom 1 3.55m x 2.70m (11' 8" x 8' 10")

Radiator

Bedroom 2 3.59m x 2.09m (11' 9" x 6' 10")

Radiator

Bathroom 3.21m x 1.85m (10' 6" x 6' 1")

White suite comprising paneled bath with mixer tap and shower attachment, glazed shower screen, tiled wall area, pedestal wash hand basin with tiled splashback, low-level WC, radiator, extractor unit, vinyl floor covering.

Council Tax

Band B

EPC

Band C

Services

Mains water, gas, electricity & drainage connected.

Tenure

Leasehold -The flat is being sold with the balance of a 125 year lease granted on 18th January 2002. The ground rent is currently £50.00 pa paid in 2 installments on 1st January and 1st July of each year. For the second 25 years of the lease term ground rent will be £100.00 pa and will increase to £200.00 after a further 25 years. The service charge for the year 1 January 2024 to 31 December 2024 is £1146.46 and includes Cleaning and lighting of the communal areas, garden and estate maintenance, general repairs & maintenance, window & gutter cleaning, building insurance and other miscellaneous costs. WE HOLD A COPY LEASE AT THE OFFICE ALONG WITH THE CURRENT MAINTENANCE SCHEDULE AND THIS CAN BE MADE AVAILABLE TO PROSPECTIVE BUYERS OF THEIR LEGAL ADVISORS UPON REQUEST.

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 Email: sales@woolliamspropertyservices.com or www.woolliamspropertyservices.com

Useful Information

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Westacott Meadow, Barnstaple, EX32 8QX

