

**Floor Plan**

Total floor area 41.1 sq.m. (442 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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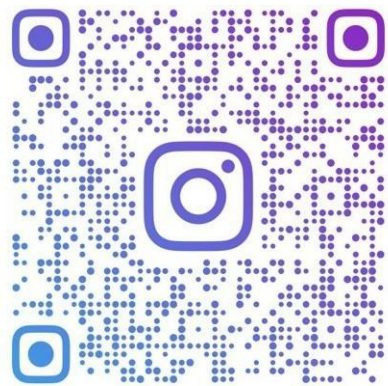
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**32 BARUM COURT, LITCHDON STREET,  
BARNSTAPLE, EX32 8QL**

Great Investment Opportunity.  
Available with tenants in situ.

Chequers Estate Agents are delighted to offer for sale this first floor one bedroom apartment located in the sought after location of Barum Court. The property is being sold with the tenants in situ.

**£100,000**

CHEQUERSHOMESBARNSTAPLE

- FIRST FLOOR ONE BEDROOM APARTMENT
- WELCOMING ENTRANCE HALLWAY WITH USEFUL STORAGE CUPBOARD
- LIGHT AND BRIGHT LIVING ROOM WITH ARCHWAY TO KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- WALKING DISTANCE TO THE TOWN CENTRE
- INTERCOM SECURITY SYSTEM
- LIFT ON SITE
- COMMUNAL PARKING
- BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS
- SOLD WITH THE TENANTS IN SITUE



Chequers Estate Agents are delighted to offer to the market this spacious, 1 bedroom first floor apartment situated within the popular Barum Court development. Barum Court was built in 1988 by well respected McCarthy & Stone and comprises of 51 retirement apartments. Forming an attractive building set in mature landscaped communal gardens. The town centre itself offers an excellent range of amenities and is within a short level walking distance therefore convenient and easily accessible. Barum Court offers all facilities to enable a comfortable retirement with a generous residents lounge, laundry room, along with a resident house manager onsite at certain times of the day along with an intercom security system with all floors being lift assisted.



32 Barum Court's accommodation briefly comprises: a welcoming entrance hallway providing level access to all internal rooms. The lounge is light and bright with archway to the kitchen. Off the hallway is the double bedroom with fitted wardrobes and a bathroom. The property is being sold with the tenants in situe and are currently paying £925 PCM.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

#### ENTRANCE HALLWAY

A welcoming entrance hallway with cupboard housing hot water tank, fitted carpet.

#### LOUNGE 15'0 X 10'0 (4.57M X 3.05M )

2 UPVC double glazed windows to front elevation, electric storage heater, fitted carpet.

#### KITCHEN 6'8 X 5'2 (2.03M X 1.57M )

Fitted with a range of units, inset stainless steel sink set into work surface with cupboard space below. Space for fridge freezer and integrated double oven with four ring electric hob, extensive tiling, vinyl flooring.



#### BEDROOM ONE 11'7 X 8'2 (3.53M X 2.49M )

A double bedroom with UPVC double glazed window, fitted wardrobe, electric heater, fitted carpet.

#### BATHROOM 6'1 X 5'0 (1.85M X 1.52M )

Panelled bath with shower over in a tiled surround, vanity sink unit, W.C, extensive wall tiles, vinyl flooring.

#### AGENT NOTES

SERVICE CHARGE: £2043.30

GROUND RENT: £531.00

Property was built in 1988 and has a lease for 150 years so now has 145 years left.

Upon a successful re-sale a percentage needs to be paid to the site owner,

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.