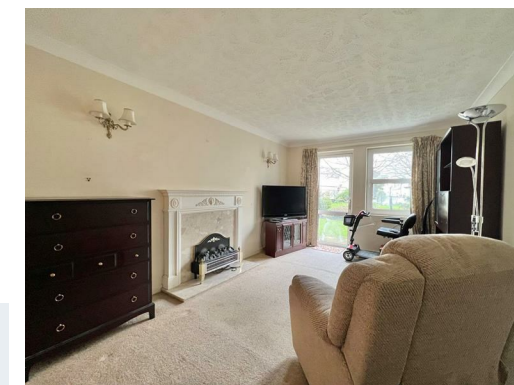


**Floor Plan**

Total floor area 41.1 sq.m. (443 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



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

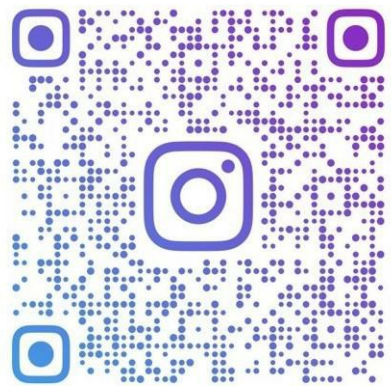
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**15 BARUM COURT, LITCHDON STREET,  
 BARNSTAPLE, EX32 8QL**

Chequers Estate Agents are delighted to offer for sale this one bedroom ground floor apartment in the highly desired location of Barum Court - exclusively for people aged 60 years and over. This one bedroom apartment is welcoming and has the added attraction of its own door to the well kept communal gardens. Located within walking distance of Barnstaple town centre and the open spaces of Rock Park and the popular Tarka Trail and the added re-assurance of an onsite manager at certain times, 15 Barum Court is your perfect retirement property.

**£130,000**

CHEQUERSHOMESBARNSTAPLE

- ONE BEDROOM GROUND FLOOR APARTMENT
- COSY LIVING ROOM WITH ATTRACTIVE FITTED KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- MODERN WET ROOM
- HIGHLY SOUGHT AFTER BLOCK OF APARTMENTS
- NO ONWARD SALES CHAIN
- EXTERNALLY DELIGHTFUL GARDENS AND COMMUNAL PARKING
- INTERCOM SECURITY SYSTEM AND ON SITE MANAGER AT CERTAIN TIMES
- LIFT ON SITE
- WALKING DISTANCE TO AMENITIES AND THE DELIGHTS OF ROCK PARK



Chequers Estate Agents are delighted to offer to the market this spacious, 1 bedroom ground 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.



The accommodation briefly comprises: a welcoming entrance hallway with a handy storage cupboard. The hallway provides easy level access to all internal rooms. Apartment 15 has a cosy living room with door and window overlooking and providing access to the beautiful communal gardens. Off the living room is a kitchen with base and wall units. The apartment has a generous size double bedroom with built in wardrobes and a window overlooking the gardens along with a modern fully tiled wet room complete with a walk-in shower, vanity sink unit with cupboard space below which makes it both spacious and practical. Chequers Estate Agents the sole selling agents advise an early inspection to avoid disappointment as this a rare opportunity to acquire a ground floor apartment with its own access to the beautiful gardens.



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 level access to all internal rooms. Useful cupboard with shelving and housing hot water tank, intercom system, fitted carpet.



#### KITCHEN 7'04 X 5'04 (2.24M X 1.63M )

An attractively fitted kitchen with base and wall cabinets, further matching drawers. Inset stainless steel single bowl sink set unto work surface with cupboard space below. Integrated single oven and four ring electric hob and extractor above. Integrated microwave and fridge, extensive tiling, vinyl flooring.

#### LOUNGE 15'04 X 10'06 (4.67M X 3.20M )

A spacious and light living room with PVC door and window to the communal gardens, electric heater, fitted carpet.

#### BEDROOM 12'03 X 8'05 (3.73M X 2.57M )

A double bedroom with UPVC double glazed window overlooking the communal garden, fitted wardrobes, electric heater, fitted carpet.

#### WETROOM 6'04 X 5'03 (1.93M X 1.60M )

A modern wet room with walk in shower in a tiled surround, W.C, wash hand basin, extractor fan, wall heater.

#### AGENTS NOTES

Please note that probate has been applied for and will need to be granted for completion to take place.

#### AGENTS NOTES

Ground rent is £221.49 every 6 months

The lease is for 125 years which commenced in 1988.

Service charge - TBC

#### 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.