

Floor Plan

Total floor area 54.0 sq.m. (581 sq.ft.) approx

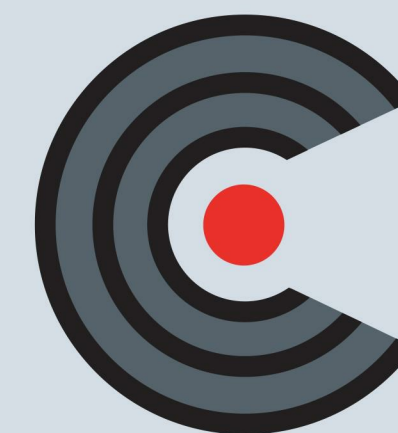
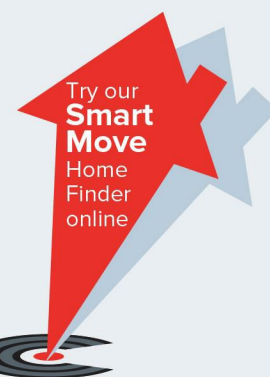
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



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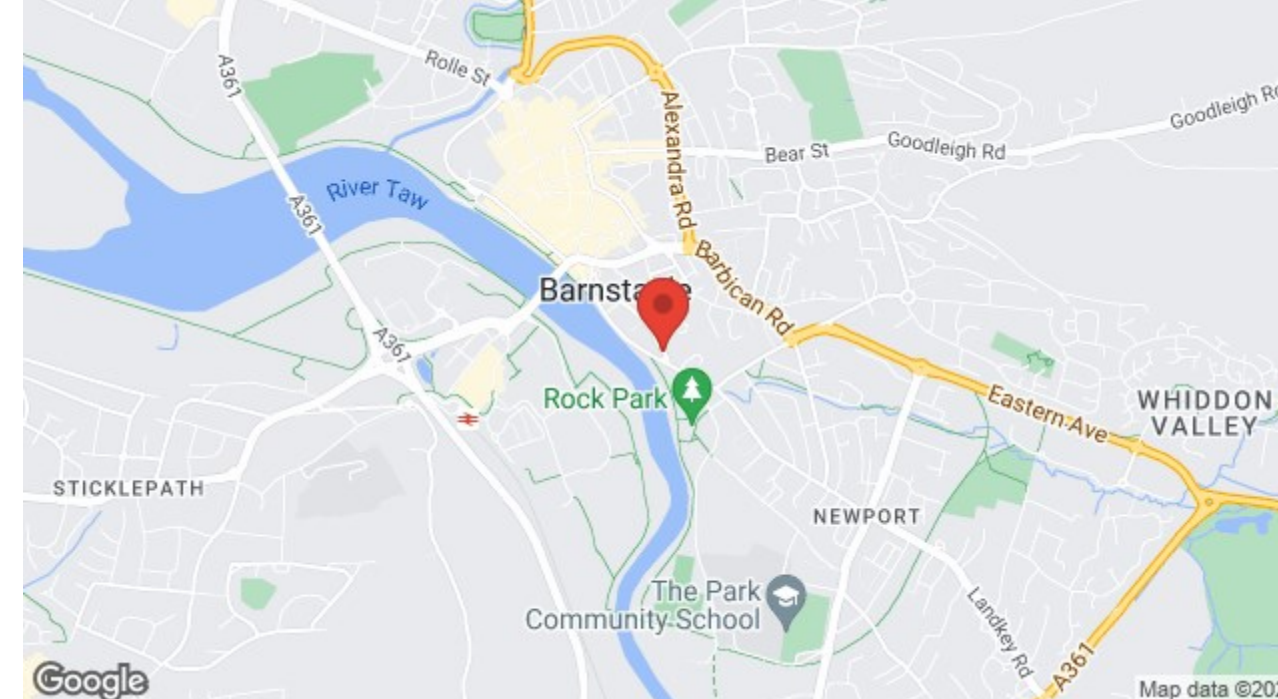
**41 BARUM COURT LITCHDON STREET,
 BARNSTAPLE, EX32 8QL**

Chequers Estate Agents are delighted to offer for sale this well presented one bedroom second floor apartment in the highly desired location of Barum Court - exclusively for people aged 60 years and over. This one bedroom apartment is homely and welcoming and has the added attraction of being available to the market with no onward sales chain.

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, 41 Barum Court is your perfect retirement property.

£125,000

- ONE BEDROOM SECOND FLOOR APARTMENT
- COSY LIVING ROOM WITH ATTRACTIVE FITTED KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- MODERN SHOWER ROOM
- HIGHLY SOUGHT AFTER BLOCK OF APARTMENTS
- 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
- NO ONWARD SALES CHAIN



Chequers Estate Agents welcomes you to view this spacious, well presented 1 bedroom second 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 and set in mature landscaped communal gardens. Barnstaple Town Centre 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 apartment itself is very well presented and has light and bright rooms. The accommodation briefly comprises: a welcoming entrance hallway with two handy storage cupboards. The hallway provides easy level access to all internal rooms including a cosy living room with two windows overlooking the beautiful communal gardens and views towards the church beyond. An archway from the living room leads to the fitted kitchen with ample cupboard space, integrated oven along with space and plumbing for a slimline dishwasher and upright fridge / freezer. The apartment has a generous size double bedroom with built in wardrobes and a window overlooking the gardens. At the other end of the hallway you will find a modern, fully tiled shower room complete with a large corner shower cubicle, vanity sink unit with fitted cupboards and drawers 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 second floor apartment available with no onward sales chain.



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.



HALLWAY

A spacious and welcoming entrance hallway with level access to all internal rooms, intercom system, large storage cupboard and further walk in storage cupboard housing the hot water tank, with space for a tumble dryer, fuse board, fitted carpet.

LOUNGE / DINER 14'03 X 11'05 (4.34M X 3.48M)

A cosy and light lounge / diner with two UPVC double glazed windows overlooking the communal gardens and church beyond. Feature fireplace surround, electric heater, space for table and chairs, fitted carpet. Archway to kitchen.

KITCHEN 5'10 X 10'11 (1.78M X 3.33M)

A fitted kitchen with plenty of base units and matching wall mounted units and drawers. Inset stainless steel single bowl sink inset into worktop with cupboard space below. Integrated single oven and four ring electric hob with extractor above, extensive tiling, vinyl flooring. Appliance space and plumbing for slimline dishwasher and upright fridge/ freezer. UPVC double glazed window overlooking the communal gardens

BEDROOM 17'07 MAXIMUM X 8'11 (5.36M MAXIMUM X 2.72M)

UPVC double glazed window overlooking the communal gardens. A spacious double bedroom with built in wardrobes with hanging space, electric heater, fitted carpet.

SHOWER ROOM 8'03 X 5'10 (2.51M X 1.78M)

A modern three piece suite comprising: corner shower cubicle in a tile surround, W.C, vanity sink with useful fitted cupboards and drawers. Towel rail, extensive tiling, electric fan heater, extractor fan, vinyl flooring.

VIEWING ARRANGEMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

AGENTS NOTES

Short particulars of the lease under which the land is held:

Date: 12 October 1988

Term: 125 years from 1 June 1988

Annual Ground rent: £498 paid in 6 monthly installments (Mar & Sep)

Maintenance charges: £3220 pa paid in 6 monthly installments (Mar & Sep)

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.