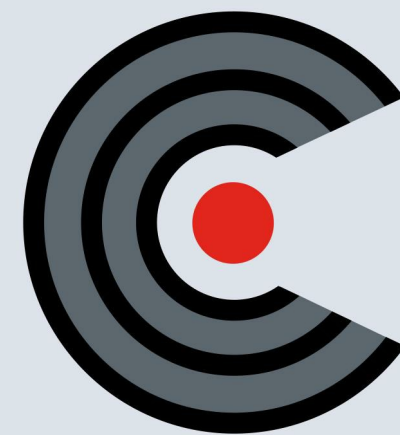


**Floor Plan**  
Floor area 55.0 m<sup>2</sup> (592 sq.ft.)

TOTAL: 55.0 m<sup>2</sup> (592 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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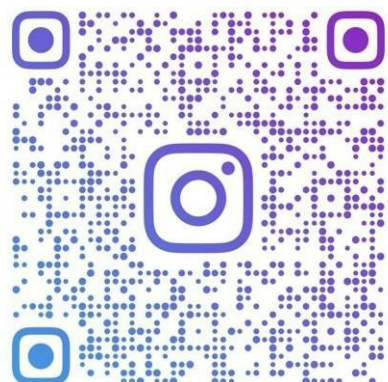
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**41 PORT MILL COURT, MILLS WAY  
BARNSTAPLE, EX31 1GW**

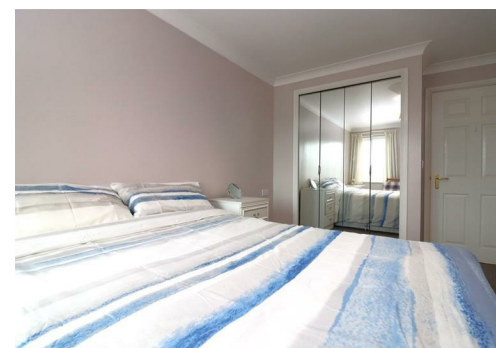
Located in a highly sought after location with a short walk from Barnstaple Town Centre, is this well-presented, second floor double bedroom McCarthy & Stone retirement flat. Available to the market with no onward sales chain.

**£150,000**

CHEQUERSHOMESBARNSTAPLE



- A WELL PRESENTED SECOND FLOOR APARTMENT
- MODERN KITCHEN
- COSY AND LIGHT LIVING ROOM OVERLOOKING THE RIVER
- ONE DOUBLE BEDROOM AND MODERN BATHROOM
- LIFT ON SITE
- LOCATED A SHORT WALK FROM BARNSTAPLE TOWN CENTRE
- COMMUNAL LAUNDRY ROOM AND RESIDENTS LOUNGE
- GUEST SUITE
- NO ONWARD SALES CHAIN



Chequers Estate Agents welcomes you to view this cosy and beautifully maintained one double bedroom second floor apartment within Port Mill Court. This delightful property offers a tranquil living environment and is located just a short, level walk from all of Barnstaple's amenities.

The accommodation briefly comprises: a welcoming entrance hallway with two useful storage cupboards and level access to all internal rooms. The lounge / diner is spacious and light and has a wonderful outlook towards the river and the town centre. The kitchen has plenty of cupboard space with integrated appliances. The double bedroom is a good size with fitted wardrobes and a modern bathroom.

The development benefits from having a communal laundry room, a residents lounge with kitchen area and a guest suite where friends / relatives can stay for the night at a reasonable charge.

Offered for sale with the benefit of no ongoing chain!

#### DIRECTIONS

By car - from our office on Boutport Street, turn left onto The Square (A3125), at the roundabout take the 2nd exit onto Belle Meadow Road (A3125), at the next roundabout take the 1st exit onto Alexandra Road (A39). Go straight on at the traffic lights and across the next roundabout staying on Alexandra Road (A39) until the next roundabout where you take the first exit and immediately go into the right-hand lane and take the 2nd exit onto Rolle Street (B3149). Take the first turning on your right-hand side onto Mills Way. Port Mill Court is now on your right hand side. Upon gaining access to the apartment block, the apartment is situated on the second floor.

#### ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with useful cupboard housing fuse board and further large cupboard with hot water tank, fitted carpet.

#### LOUNGE 10'2 X 21'3 (3.10M X 6.48M)

A spacious and light lounge/diner with electric storage heater, fitted carpet and double glazed full length windows overlooking the river and Rolle Quay.

#### KITCHEN 5'8 X 7'2 (1.73M X 2.18M )

An attractively fitted kitchen with cupboard space, matching wall cabinets and drawers. Inset stainless steel sink set into work surface with cupboard below. Integrated AEG single oven with four ring hob and extractor above, integrated fridge, extensive tiling, fitted carpet. PVC double glazed window with views towards the river, electric wall heater.

#### BEDROOM 8'9 X 11'6 PLUS WARDROBE RECESS (2.67M X 3.51M PLUS WARDROBE RECESS )

A spacious and light double bedroom with UPVC double glazed window with views towards the river, electric heater, fitted carpet.

#### BATHROOM 6'4 X 5'1 (1.93M X 1.55M )

A modern 3 piece suite comprising paneled bath with shower over in a tiled surround, W.C, vanity sink unit, extensive tiling, heated towel rail, pull cord, electric wall heater, vinyl flooring.

#### AGENTS NOTE

There is a service charge of £1,532.47 per 6 months and the ground rent is £212.50 per 6 months.

Port Mill Court was constructed circa 2007

Leasehold - Balance of a 125 year lease which commenced in May 2007

Occupancy restriction of 60 plus years of age to be able to purchase this property solely. However, if purchasing as a couple, the age restriction is reduced to 55 plus years of age.

No onward chain - probate has been granted.

#### 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.