



### Floor Plan

Floor area 55.0 sq.m. (592 sq.ft.)

TOTAL: 55.0 sq.m. (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



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

COUNCIL BAND B



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

Chequers Estate Agents are delighted to offer for sale, this spacious one bedroom first floor apartment in the highly sought after development of Port Mill Court. Available to the market with no onward sales chain.

**£145,000**

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



Situated right in the heart of Barnstaple Town Centre opposite the High Street and within level walking distance of town centre shopping amenities and the delightful Pilton Park. Port Mill Court is a prestigious development for McCarthy Stone exclusively designed for the over 60's.

Port Mill Court is an impressive property with attractive brick facings and a gated entrance to communal parking and gardens. It offers an excellent range of facilities for the residents including a guest suite for family and friends, an excellent resident's lounge/meeting area, laundry room, main door and entrance gate security systems.

Chequers Estate Agents welcomes you to view this cosy one double bedroom first floor apartment within Port Mill Court. No 24 Port Mill Court is located on the first floor and has both lift and stair access. The apartment has a southerly aspect and enjoys open views over Rolle Quay and the river.

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 shower room with tiled surround completing the contemporary finish.

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.

The apartment has UPVC double glazed windows and economy 7 heating.

Outside there are communal garden areas surrounding the building and a limited number of parking spaces for residents and visitors.

If you are seeking a retirement home in a safe and secure environment then No 24 Port Mill Court will be of particular interest.

Appointments to view are recommended and can be easily arranged by prior notice please by contacting Chequers Estate Agents of Barnstaple, the Vendor's Sole Agents on 01271379314.

Barnstaple Town Centre which offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, range of schools and indoor heated leisure pool. There is easy access to the North Devon Link Road which leads to the M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a short car journey.

## 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 first floor.

## ENTRANCE HALL

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

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

A light and airy 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 single oven with four ring hob and extractor above, integrated fridge, extensive tiling, fitted carpet. PVC double glazed window with views towards the river.

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

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

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

A modern 3 piece suite comprising double walk in shower, W.C,

## AGENTS NOTES

There is a service charge of £1,532.47 per 6 months and the ground rent is £212.00 per 6 months. Port Mill Court was constructed circa 2007  
Leasehold - Balance of a 125 year lease which commenced in October 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.

Please note - PROBATE NEEDS TO BE 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.