

Floor Plan
Floor area 40.1 m² (432 sq.ft.)

TOTAL: 40.1 m² (432 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



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

Chequers Estate Agents are delighted to offer for sale this well presented one bedroom first 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, 34 Barum Court is your perfect retirement property.

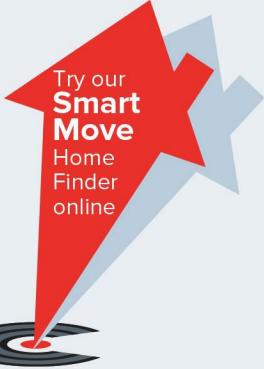
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND C



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INDEPENDENT ESTATE AGENTS
Smart Move

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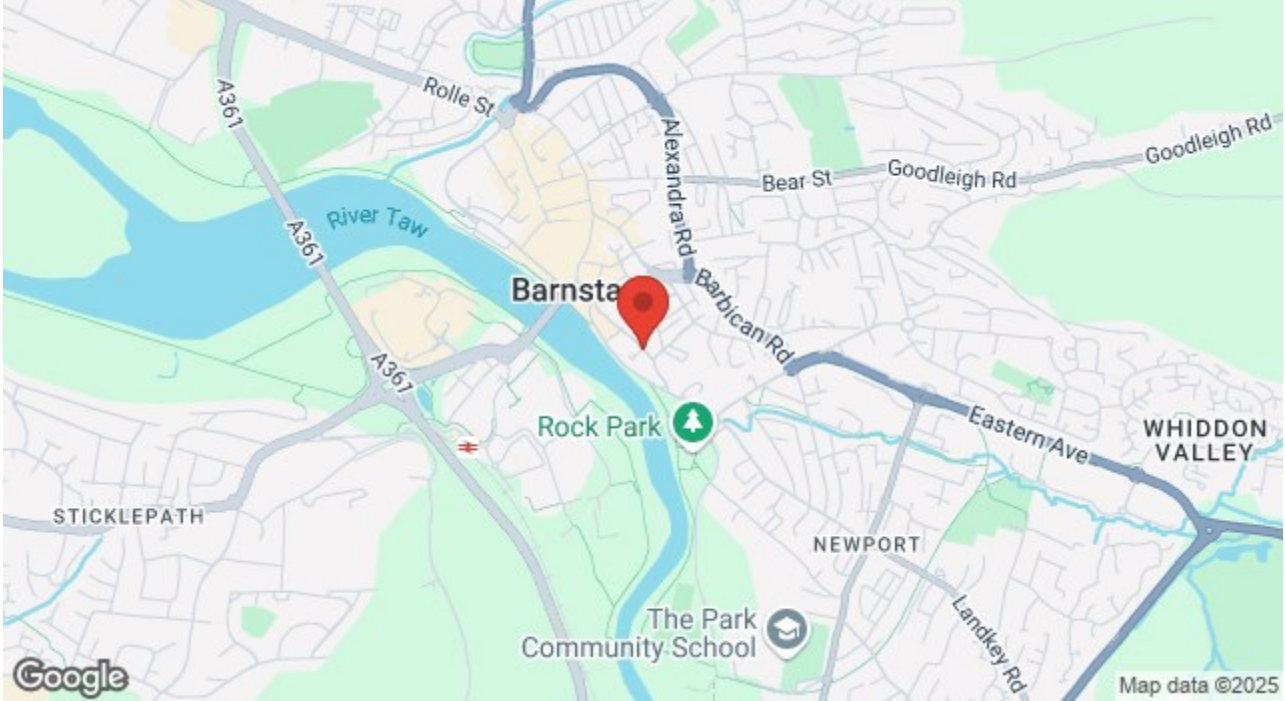
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£120,000

- ONE BEDROOM FIRST FLOOR APARTMENT
- COSY LIVING ROOM WITH ATTRACTIVE FITTED KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- HIGHLY SOUGHT AFTER BLOCK OF APARTMENTS
- 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
- WELL PRESENTED AND DOUBLE GLAZED
- NO ONWARD SALES CHAIN



Chequers Estate Agents welcomes you to view this spacious, well presented 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 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 a handy storage cupboard. The hallway provides easy level access to all internal rooms including a cosy living room with two windows. An archway from the living room leads to the fitted kitchen with integrated oven. The apartment has a generous size double bedroom with built in wardrobe and a bathroom with three piece suite.

34 Barum Court has been a much loved home and updated throughout to create a homely property. The current owner fitted new electric radiators circa two years ago. Chequers Estate Agents recommend an internal inspection to appreciate what the property has to offer. No onward sales chain.

LOCATION - BARNSTAPLE

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 useful cupboard housing the hot water tank, intercom system, fitted carpet.

LOUNGE 15'05 X 10'07 (4.70M X 3.23M)

A light and spacious lounge with two UPVC double glazed windows to side elevation, overlooking part of the communal garden. Electric radiator, fitted carpet.

KITCHEN 7'02 X 5'03 (2.18M X 1.60M)

A modern white kitchen with fitted cupboards and drawers. Further matching wall cabinets. Inset single oven with four ring electric hob, space for undercounter fridge, extensive tiling, vinyl flooring.

BEDROOM 11'08 X 8'08 (3.56M X 2.64M)

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

BATHROOM 6'09 X 6'03 (2.06M X 1.91M)

A three piece suite comprising panelled bath with shower over in a tiled surround, W.C, vanity sink unit, wall heater, fitted carpet.

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: £448.94 Split into two payments of £221.47 paid every six months. Next payment due January 2025.

Maintenance charges: £2316.00 Split into two payments of £1158.00 paid every six months. Next payment due January 2025.

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.