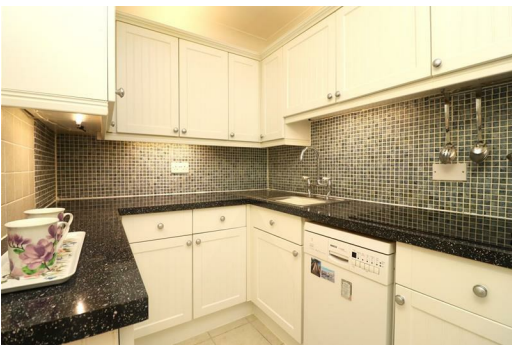


Floor Plan
Floor area 68.4 m² (737 sq.ft.)

TOTAL: 68.4 m² (737 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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**40 BARUM COURT LITCHDON STREET,
BARNSTAPLE, EX32 8QL**

Chequers Estate Agents are delighted to offer for sale this modern, 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.

£135,000

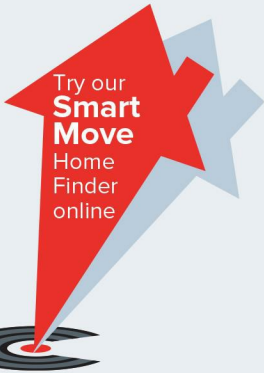
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND B



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- ONE BEDROOM SECOND FLOOR APARTMENT
- COSY LIVING ROOM WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN
- SPACIOUS AND LIGHT DOUBLE BEDROOM WITH BUILT IN WARDROBES
- 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 second floor apartment situated within the popular Barum Court development. Barum Court was built in 1988 by well respected McCarthy & Stone and comprises 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.

40 Barum Court has been a much loved home for 22 years. The apartment itself is modern and very well presented throughout. The accommodation briefly comprises: a welcoming entrance hallway with two useful storage cupboards. The hallway provides easy level access to all internal rooms including a cosy living room with feature electric fireplace and two windows overlooking the communal established gardens. An archway from the living room leads to the spacious fitted kitchen with ample cupboard space and integrated oven, with further space for slimline dishwasher and upright fridge / freezer. Please note the white goods are available to purchase by separate negotiation. The apartment has a generous size double bedroom with plenty of space for further bedroom furniture and a modern shower room with three piece suite completes the accommodation.

40 Barum Court has been a much loved home for over 20 years and updated throughout to create a homely property and perfect turn key opportunity. Chequers Estate Agents are delighted to offer this apartment to the market and recommend an internal inspection to appreciate what the property has to offer. No onward sales chain.

LOCATION - BARNSTAPLE

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, 40 Barum Court is your perfect retirement property.

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 spacious and welcoming entrance hallway with two useful storage cupboards, one housing the hot water tank. Electric radiator, fitted carpet.

LOUNGE / DINER 14'4 X 11'8 (4.37M X 3.56M)

Two UPVC double glazed windows overlooking the communal gardens, and church. Feature electric fireplace making a lovely focal point to this room, space for dining table, electric radiator, fitted carpet.

KITCHEN 11'0 X 6'0 (3.35M X 1.83M)

A modern fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset double oven with four ring electric hob. Space for fridge freezer and space for slimline dishwasher. Inset single bowl sink set into work surface with cupboards below. Extensive tiling, tiled floor, corner cupboard with pull out baskets.

BEDROOM 17'7 X 8'8 (5.36M X 2.64M)

A light and airy double bedroom with UPVC double glazed windows overlooking the communal gardens. Fitted wardrobes providing plenty of hanging space, electric radiator, fitted carpet.

SHOWER ROOM 8'2 X 5'10 (2.49M X 1.78M)

A modern 3 piece white suite comprising corner shower in a tiled surround with shower head over. W.C, vanity sink unit with plenty of cupboards, heated towel rail, tiled flooring. Electric wall heater, extractor fan.

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: £498.32 Split into two payments of £249.16 paid every six months.

Maintenance charges: £3973.52 Split into two payments of £1836.76 paid every six months.

It is recommended to check these charges with your solicitor.

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.

NOTES

Probate needs be granted.