



102 TAW WHARF, STICKLEPATH, BARNSTAPLE, EX31 2FD

Chequers Estate Agents are proud to present this luxury, two double bedroom first floor apartment, in the stunning development of Taw Wharf. Offered to the market with no onward sales chain, we highly recommend an internal inspection to appreciate what this property has to offer.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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**OFFERS IN EXCESS
OF £325,000**



- A LUXURY, MODERN 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE IN A SECURE GARAGE CAR PARK
- STUNNING PANORAMIC ESTUARY VIEWS
- STAIRS AND LIFT ACCESS
- HIGHLY SOUGHT AFTER LOCATION
- AMPLE AMENITIES ON YOUR DOORSTEP INCLUDING TARKA TRAIL
- REMAINDER OF A 10 YEAR NHBC WARRANTY
- HIGH SPECIFICATION
- A LUXURY DEVELOPMENT
- A MUST VIEW!



Chequers Estate Agents are delighted to offer for sale this beautifully presented two double bedroom apartment which is located within a highly sought after, new build development of Taw Wharf situated in Barnstaple, being within a level walk to the town centre and having the added attraction of the Tarka Trail on your doorstep. This stunning apartment is located on the first floor and boasts panoramic views from your balcony across the estuary and beyond. The balcony is the perfect space for a table and chairs and potted plants.

Built recently and to a very high standard, the property benefits from the remaining NHBC warranty. There are modern features from the recently built development including the kitchen, fitted with an array of high quality integrated appliances and a stunning island, two double bedrooms as well as in addition to a contemporary family bathroom and en-suite shower room to the main bedroom.

There is allocated parking for 1 vehicle in a secure garage with the addition of lift access to the first floor apartment.

Taw Wharf is a wonderful place to live in a stunning location with open views along the Estuary. The properties are designed by local experts, consisting a range of 1, 2, 3, 4 and 5 bedroom apartments and townhouses with parking. High quality, contemporary homes are set within buildings that closely reference the character and materials of the local architecture, and its riverside wharf location, which is desired by many. There are a variety of amenities and facilities with easy walking distance.

102 Taw Wharf offers spacious and modern accommodation throughout and is the perfect place to relax and unwind whilst enjoying life by the waterside. Through the UPVC double glazed sliding doors and windows enjoy a wonderful outlook of the comings and goings on the estuary, soak up stunning sunsets or take a stroll along the riverside walkway.

With extensive river frontage and easy access to the beautiful coast and countryside, Taw Wharf puts you at the centre of everything that is great about living in North Devon. With an extensive choice of local amenities on your doorstep, life here could not be more convenient and you certainly are spoilt with glorious views of the estuary, rolling fields in the distance and wildlife. The South West Coast Path, the Tarka Trail, stunning local beaches, Exmoor National Park and the North Devon Hospital are all within easy reach providing an abundance of opportunities for an active, outdoors lifestyle.

The accommodation to the apartment briefly comprises: a welcoming and spacious entrance hallway which gives level access to all internal rooms. From the hallway you are welcomed into a large Kitchen / living space which enjoys a beautiful outlook over the estuary where you can sit back and relax. The living room has a balcony, which is the perfect space for a table and chairs and a Juliet balcony. 102 Taw Wharf has two double bedrooms, one with an en-suite shower room as well as a four piece separate family bathroom. In all this truly is a lovely home and is perfect for those seeking a modern and luxury two bedroom apartment close to all amenities and facilities.

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.

COMMUNAL HALLWAY

Access to the communal hallway where steps lead up to the first floor. There is also a lift.





ENTRANCE HALLWAY

A spacious and welcoming hallway with handy coat hooks, fuse box, laminate flooring.

KITCHEN/LIVING/DINING ROOM

24'5 x 19'9

KITCHEN/DINING AREA

A modern white matte fitted kitchen with inset stainless steel single bowl sink with cupboard space below. Further matching wall cabinets and drawers. Integrated single oven and microwave, fridge freezer, dishwasher and integrated washing machine. The Kitchen is beautifully equipped with a white matte style kitchen and there is a beautiful island making a lovely feature to this kitchen with fitted Induction hob and extractor fan above, laminate flooring. Cupboard housing gas boiler. Two UPVC double glazed windows to side elevation. There is a dining area and window to the front elevation overlooking the estuary.

LOUNGE AREA

A light and spacious living space with UPVC double glazed windows and fitted carpet. The lounge is exceptionally designed with sliding door to front and side elevation overlooking the estuary and Barnstaple town in the distance as well as rolling fields. There are sliding patio doors that give access to the balcony, which is the perfect space for a table and chairs and potted plants.

BEDROOM ONE

15'1 x 10'7

A light and airy double bedroom with two UPVC double glazed windows overlooking the beautiful estuary, underfloor heating, fitted carpet. Handy cupboard with shelving providing useful storage.

BEDROOM TWO

Two UPVC double glazed windows to side elevation. A double bedroom with fitted triple wardrobes providing plenty of hanging space, underfloor heating, fitted carpet.

EN-SUITE

A modern three piece suite comprising double shower cubicle in a tiled surround with rainfall shower head over, W.C, vanity sink unit. Half tiled surround, heated towel rail, shaver socket, laminate flooring.

BATHROOM

10'3 x 6'7

A modern four piece suite comprising paneled bath in a tiled surround, double walk-in shower cubicle, W.C and vanity wash hand basin. The Bathroom is fully tiled with Shaver socket, extractor fan, laminate flooring, heated towel rail.

OUTSIDE

The Apartment comes with one allocated parking space which is in a secure garage which has an electric car charging point. The Taw Wharf development also has the addition of lift access to all apartments.

LEASE INFORMATION

Tenure

Service Charge 1 - The Taw Wharf leasehold management company is Anchorwood Limited. The service charge schedule for 2022/2023 is set at £1243.00 for the year. As per the lease payment terms are based in a single payment at the beginning of the financial year. This figure is based on an estimate which is then adjusted at the end of the year once the actual costs are known.

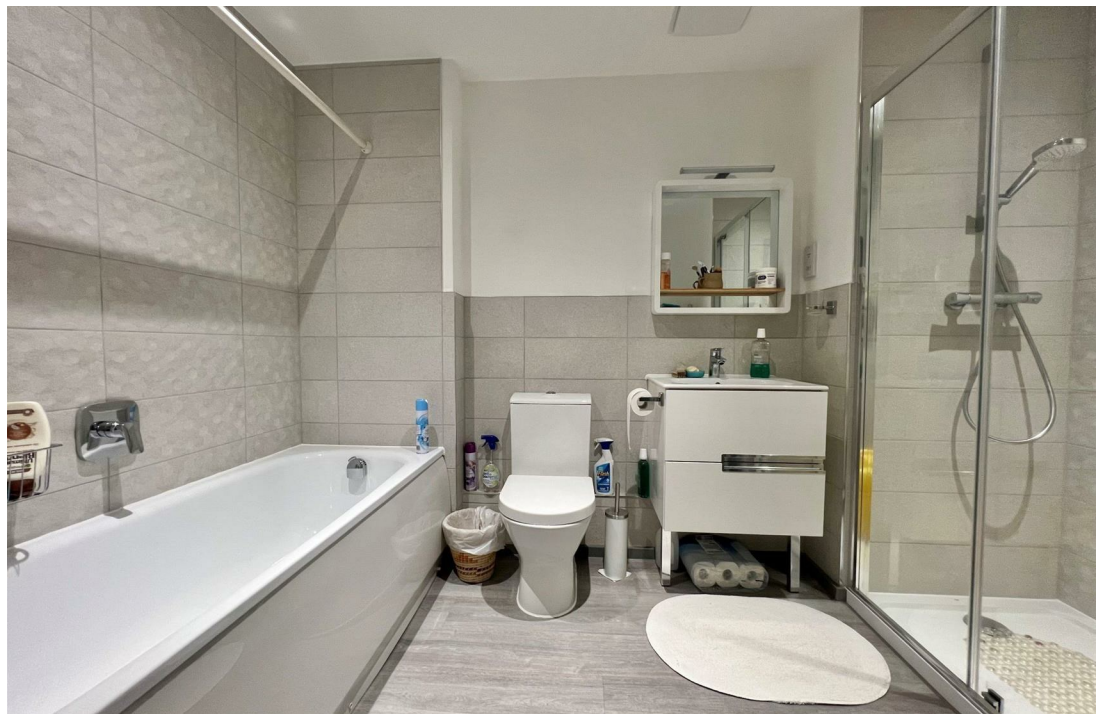
Service Charge 2 - The estate service charge for 2022/2023 is £184.000. the previous year for 2021/2022 was £255.60. As per the lease payment terms are based in a single payment at the beginning of the financial year. This figure is based on an estimate which is then adjusted at the end of the year once the actual costs are known.

Leasehold - 999 year lease commencing January 2019

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.





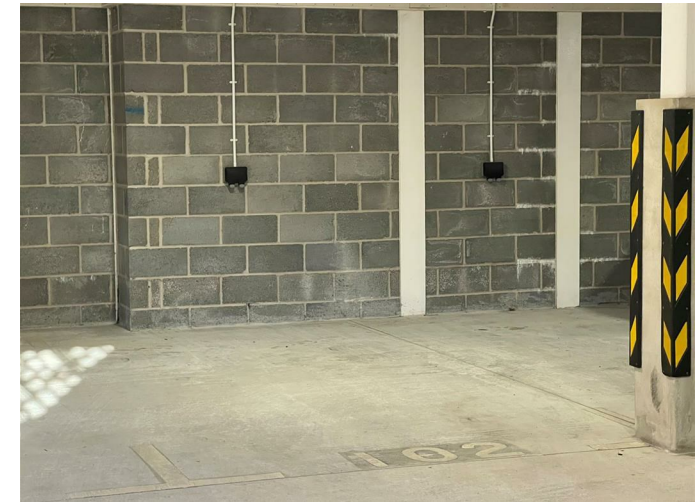




Floor Plan

Total floor area 114.4 sq.m. (1,232 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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