



O.B. Hall
4 Ye Barum Lodge 9939

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Newport, Barnstaple, Devon, EX32 9JL

Local amenities and Barnstaple town centre within easy access.

A bijou duplex apartment within a Victorian mews with no onward chain.

- First Time Buy or Investment Opportunity
- Open Plan Kitchen/Sitting/Dining Room
- One Bedroom with En-suite
- Electric Central Heating
- 999 Year Lease from 2020
- Entrance Hall & Cloakroom WC
- Integrated Appliances
- Double Glazing
- Peppercorn Rent
- 1/4 Share of Freehold

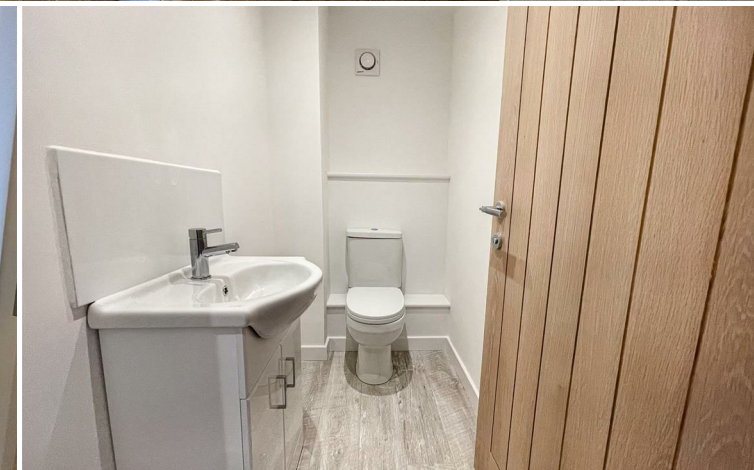
Guide Price £149,950

SITUATION AND AMENITIES

Situated in the popular Newport area of Barnstaple, within close proximity of Newport primary school, Park secondary school, doctor's surgery, bus route, supermarket and local shops. Barnstaple town centre is about ¼ of a mile, and as the regional centre of North Devon, houses the area's main business, commercial, leisure and shopping venues, including the renowned Pannier Market and Butcher's Row, as well as theatres, cinema, leisure centre and North Devon District Hospital. The North Devon Link Road is within easy access, leading on, in about 45 minutes to Junction 27 of the M5 Motorway, where Tiverton Parkway also provides a fast service of trains to London (Paddington) in about 2 hours. The North Devon coast, including the popular sandy, surfing beaches at Saunton, Croyde and Woolacombe are all within easy reach, as is Instow and the Cornish border. Exmoor is also easily accessible.

DESCRIPTION

One four duplex apartments within a Victorian mews, which present red brick elevations with Marland brick detail, beneath a tiled roof. The properties have been cleverly remodelled and offer stylish, contemporary living and include integrated kitchen appliances and all floor coverings. This property is considered ideal as a principal residence, second home/UK base, buy to let or a combination of these uses.



GROUND FLOOR

COMMUNAL ENTRANCE HALL leading to the front door of the property. ENTRANCE HALL with stairs off to first floor (described later), carpeted, telephone point, telephone entry system. CLOAKROOM WC wood effect flooring, white suite comprising dual flush close coupled WC, vanity hand wash basin with mixer tap, tiled splash back, extractor fan. OPEN PLAN LIVING SPACE with vaulted ceilings, velux windows, large central windows providing a good degree of natural light, wood effect flooring, space for small dining table, zoned lighting, TV aerial point, under stairs UTILITY SPACE with plumbing for washing machine and space for tumble dryer. or freezer. MODERN FITTED KITCHEN handleless white high gloss wall and base units, 70/30 fridge freezer, electric fan oven and grill, hob with extractor over. inset stainless steel sink and drainer with mixer taps, stone effect work tops, blue tiled splash back.

FIRST FLOOR

BEDROOM 1 velux window to front, cupboard housing electric boiler and pressurised hot water tank, fitted carpet, inset down lighting, loft access via hatch. EN-SUITE comprising dual flush close coupled WC, corner hand wash basin with mixer tap and cupboard below, shaver point, tiled shower cubicle with glazed sliding door and recessed shelving, heated towel rail, wood effect flooring, extractor fan and down lighting.

SERVICES

Mains water, drainage and electricity. Electric central heating

TENURE

999 year lease, commenced in 2020, with a ¼ share of the freehold. £200.00 per annum maintenance charge, which includes buildings insurance (Does not include cleaning of communal areas or windows). No ground rent.

AGENTS NOTE

All 4 properties have access to a bin store to the rear and a shared community entrance hall. There is non restricted on street parking and residents permits available in Congrams Close nearby at an annual cost of £72.50 (2023) subject to availability.

DIRECTIONS

<https://w3w.co/mash.jazz.fresh>

From our office proceed to the top of Bear Street turning right at the traffic lights onto Alexandra Road (A39), turn left at the roundabout onto Belle Meadow Road and right at the next roundabout onto Victoria Road, take the 3rd right into Newport road, proceed up the road passing the Vauxhall garage and Bathwick tyres, Portland Street is the second left hand turn, the property will be found near the top of the road on the left hand side with a for sale board clearly visible.

LETTINGS

The property is currently let and managed by Stags and is currently achieving an income of £675 per calendar month.

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area (Excluding Void)
33.2 sq m / 357 sq ft

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 826796)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		45	45
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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