



Riversvale Terrace







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Litchdon Street/Taw Vale, Barnstaple, North Devon, EX32 8ND

Overlooking the River Taw/Rock Park, close to the Tarka Trail & Barnstaple town centre, in exclusive residential area.

STAMP DUTY INCENTIVE AVAILABLE - Just 3 remaining - A quality, brand new landmark development of elegant town houses with a stunning frontline aspect of the River Taw, the popular Rock Park on your doorstep and within a level walk of Barnstaple Town centre.

- Brand New Town Houses
- Open plan Reception Areas/Kitchen
- 4 Bedrooms, 3 Bathrooms
- Private balconies and gardens
- EPC rating B
- Stylish 3 storey accommodation
- Hall, Cloakroom
- Frontline River Views
- Allocated Parking, ASHP heating.
- Freehold

Prices From £550,000

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SPECIAL NOTE

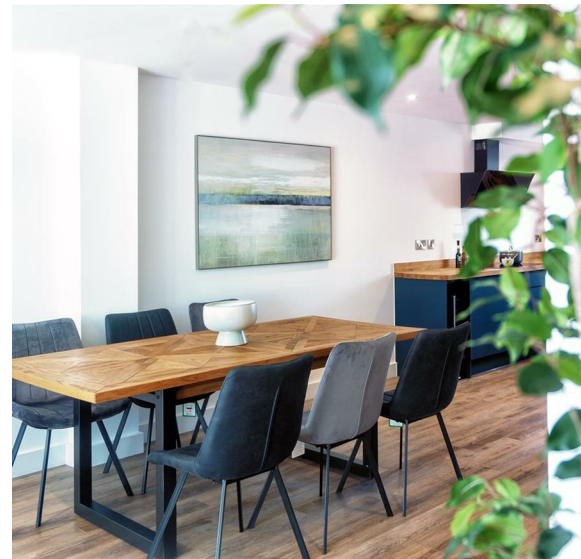
The vendors are prepared to reduce the guide prices by the equivalent of standard stamp duty [circa £15,000] to buyers in a position to proceed to an early exchange of contracts.

SITUATION & AMENITIES

Barnstaple, the main town in North Devon, claims to be the oldest borough in the United Kingdom. It lies 68 miles south west of Bristol, 50 miles north of Plymouth and 34 miles north west of the county capital of Exeter. It was founded at the lowest crossing point of the River Taw where its estuary starts to widen, around 7 miles inland from Barnstaple Bay in the Bristol Channel. The town's early medieval layout still appears in the street plan and street names. The area of medieval ship building and repair is still called 'The Strand' an early word for shore. The site is situated near The Strand, between Taw Vale and Litchdon Street where another local landmark; Penrose Almshouses, which date back to the 17th century, are a feature. Also close to the development are the premier hotels in Barnstaple including the impressive Imperial Riverside Hotel and Park Hotel, which overlooks Rock Park. Across the road is Barnstaple museum and within a relatively short walk the Theatre and High Street boasting a series of side streets and large shopping centre, making Barnstaple a great place to explore, whether it be for shopping or a meal out. One can wander the streets for a mix of independent shops and one of Britain largest indoor pannier markets, which sits along side Butchers Row. The Tarka Trail runs through the key points of North Devon before becoming the South West Coastal Path to reach the sea. Named after the Henry Williamson novel, Tarka The Otter, set in North Devon, the trail passes through by the edge of the River Taw Nearby. The bus station is not far, there is a branch line railway station providing a service to Exeter where the main intercity service can be joined. From Barnstaple there is access, via the A361 North Devon Link Road to Junction 27 of the M5 motorway at Tiverton (around 45 minutes) and where Tiverton Parkway also provides rail access to London (Paddington) in around 2 hours. The property is within around 30 minutes' drive of the sandy surfing beaches of Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe. Exmoor is not much further away as is the Cornish border.

DESCRIPTION

This row of just 6 townhouse forms a brand-new landmark terrace which sits well between established, largely Georgian or Victorian townhouses in the roads which surround Riversvale Terrace. This is the ancient district of Barnstaple where the prime positions were originally taken, overlooking the river and with the popular Rock Park on your doorstep. Riversvale Terrace sits within what were originally the grounds of Riversvale House, a Grade II listed Georgian mansion which is now being sympathetically restored and converted by the same developer, into 6 individual apartments. The townhouses are of traditional construction and present painted rendered elevations with double glazed doors and windows beneath slate roofs. All properties have private balconies and/or terraces along with gardens which are bounded by a stone wall and/or railing onto Taw Vale. The design respects the heritage of the surroundings whilst at the same time creating elegant, exclusive and stylish modern homes. The high standard of craftsmanship and quality of fittings are reflected throughout each property. The properties are considered ideal as principal residences, second homes/UK bases, rental investments (holiday or AST) or possibly a combination of these uses.





PROPERTIES AVAILABLE FOR PURCHASE

We are pleased to offer for sale numbers 1, 2, 3 and 5, Riversvale Terrace, number 5 being our show home. The whole terrace is broken down into three, three-storey properties (numbers one, two and three) number four is a two-storey property and number 5 and 6 return to three-storey. Numbers four and six are reserved/sold.

Prices of the available properties start from £550,000.

- 1 Riversvale Terrace - £550,000
- 2 Riversvale Terrace - £550,000
- 3 Riversvale Terrace - £550,000
- 4 Riversvale Terrace - SOLD
- 5 Riversvale Terrace - £575,000 SALE AGREED
- 6 Riversvale Terrace - SOLD

QUESTIONS & ANSWERS

- There will be an ICW 10 year warranty provided for each house.
- All houses will be heated by independent air source heat pumps with underfloor heating to the ground floors. Otherwise, mains drainage, electricity and water are connected.
- There is one allocated parking space per property, plus visitor spaces.
- Conduit pipes have been run in order that purchasers can install their own electric car charging points if required.
- The SAP/EPC ratings for the houses are band C.
- There will be a bin storage and recycling facility.
- The properties are being sold freehold with contributions (1/12) to be made for exterior management costs, e.g. car park.
- A fee of £5,000 will be required to reserve one of the houses, this will be refundable less any developer costs incurred.
- The square footage of the houses is 1679 sq ft.
- Viewing strictly by appointment through the selling agents. Anyone viewing the site will need to comply with health and safety requirements and to wear a hard helmet and hi-vis jacket provided by the agents.
- Floorplans, CGI's etc which are provided within these particulars are for illustrative purposes only and may be subject to change. The same applies to the brief specification provided.
- Latest illustrations for renting or holiday lets can be provided upon request.

SPECIFICATION

The floor coverings for the living area, kitchen and entrance will be LVT, everywhere else will be carpeted. Within the kitchen there will be Lamona integrated fridge freezer and dishwasher. The oven, induction hob and wine cooler are all Bosch. Handleless navy kitchen cupboards and drawers, wooden worktop and Black mixer tap. The bathrooms will be styled in pattern floor tiles. A further up to date detailed specification is available upon request from the selling agents.

DIRECTIONS

The terrace is situated between Litchdon Street and Taw Vale. Taw Vale runs parallel with the River Taw and runs into The Strand. There are traffic restrictions in both Taw Vale and The Strand. Litchdon Street is a one way system. Accordingly, with the river to your right, turn into The Strand, turn left into Litchdon Street which can be found behind The Imperial Hotel. Proceed to the end of Litchdon Street and the site can be found on the right-hand side overlooking Taw Vale, the river and Rock Park.

<https://w3w.co/book.choice.bottom>



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	88	
(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	



