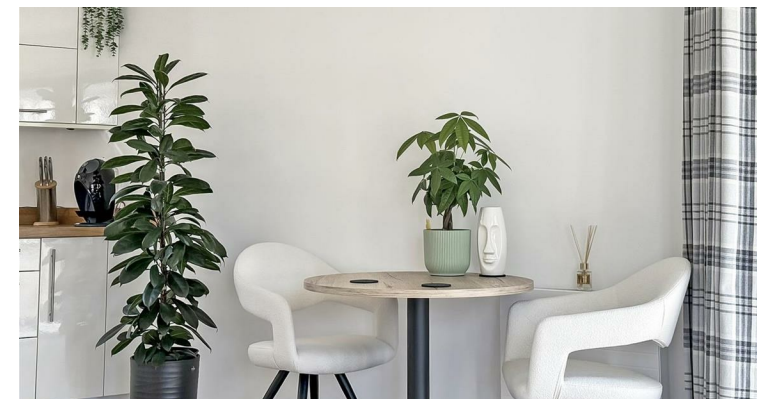


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Initially park next to the Civic Centre on North Walk. Head north to the traffic lights at Northgate and the Apartments are to the left of the road.

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A Superb, Sunny 2 Bed Apartment

1 Brunswick Wharf, North Walk, Barnstaple, Devon, EX31 1AE

Asking Price

£250,000

- Riverside Views
- Modern Open Plan Living
- Luxury 2 Bed Apt
- Trifold Doors to Garden
- Allocated Car Space
- Video Telecom



Overview

Welcome to this stylish ground floor riverside apartment, offering modern living with a bright and airy feel throughout. Built in 2016/7 and with the balance of a 999 year lease and NHBC warranty. As you step into the entrance hall, you're welcomed by a sense of space and practicality, complete with built-in wardrobe storage. The apartment is well laid out, with two generously sized bedrooms. The main bedroom features a large window drawing in natural light, while the second bedroom provides flexibility as a comfortable guest room, office, or additional living space.

The heart of the home is the open-plan living room and kitchen. Sleek white cabinetry, wood-effect worktops, and integrated appliances make the kitchen both contemporary and functional, with a window framing leafy views. The living space is bright and welcoming, with plenty of room for both lounging and dining, complemented by neutral décor and modern finishes. From here, large windows and sliding doors connect directly to the private sun terrace.

The sun terrace is an enviable feature – a private outdoor haven with artificial lawn, raised planters, and direct outlooks toward the river. Whether you're entertaining friends, enjoying a morning coffee, or relaxing in the evening sunshine, this space blends indoor and outdoor living beautifully. The bathroom is equally impressive, finished in a contemporary style with large neutral tiles, a modern white suite, and a shower-over-bath setup. A window ensures plenty of natural light, while thoughtful touches like shelving and vanity storage add practicality.

Set beside the river, the apartment offers calming views of the waterway and easy access to the town's amenities. The setting combines the best of convenience and charm, ideal for anyone seeking a peaceful yet connected lifestyle. This is a home that perfectly balances modern comfort with characterful riverside living – a move-in ready apartment with a real sense of style and light.

Services

All main services connected

Council Tax band

B

EPC Rating

B

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Outside

Within easy level walking distance of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the River Taw Estuary, with access to the Tarka Trail a largely traffic free cycle track and footpath within a few hundred yards. The town is surrounded by the beautiful rolling North Devon countryside with some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



Room list:

Communal Access

Entrance Hall

Living Room

6.71m ' x 3.66m averaged (22 ' x 12' averaged)

Bathroom

2.24m x 2.06m (7'4" x 6'9")

Bedroom 1

about 3.66m ' x 3.35m averaged (about 12 ' x 11' averaged)

Bedroom 2

about 3.35m x 3.05m average (about 11' x 10' average)

Decked Area - private

Garden Area - private

Allocated Car Space - No 1

Leasehold

Ground Rent - £250 annum

Service Charge - £110 p c m