

4 Taw Court

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Litchdon Street, Barnstaple, Devon, EX32 8NN

Barnstaple Town Centre within level walking distance

A light & spacious First Floor apartment overlooking the River Taw, within walking distance of all amenities

- Great Views of The River Taw
- 2 Double Bedrooms
- Allocated Parking Space
- Communal Gardens
- Council Tax Band B
- 1st Floor Apartment
- Pets are not permitted
- Outside Storage cupboard
- Walking Distance To Town

Guide Price £169,950

SITUATION AND AMENITIES

The location is excellent, being only a few hundred metres from the very heart of the town centre and High Street, yet enjoying a quiet, lovely, riverside setting. All the towns amenities are within easy level walking distance, being located just off the Square. The Bus Station is not far, and there is a branch line Railway Station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre, and as such, houses the areas main business, commercial, leisure and shopping venues, as well as the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in about 2 hours. The property is within about half an hours drive of the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton (also with its sought after golf club) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike. We understand that the ever-changing views over the River Taw include some wonderful sunsets.







DESCRIPTION

4 Taw Court is a First Floor two bedroom riverside apartment with frontline views of the River Taw. The accommodation which is well presented, light and deceptively spacious offers; LIVING/DINING ROOM, KITCHEN, BATHROOM and 2 DOUBLE BEDROOMS. The apartment also comes with an allocated parking space, outside storage cupboard for bikes, surfboards etc and communal gardens.

ACCOMMODATION

ENTRANCE DOOR leading to HALLWAY with cupboard and LIVING ROOM/DINING ROOM Large area with space for sitting room and large dining table, carpeted throughout, large double glazed sash windows with fantastic river views. KITCHEN tiled floor to wall, upper and lower units with worktop space, electric oven with extractor above, space for fridge/freezer, washing machine. BATHROOM tiled floor to wall, sink with vanity unit, WC, side panel bath with shower over. BEDROOM 1 and 2 are both doubles. carpeted, with built in double wardrobes.

OUTSIDE

The apartment comes with an allocated parking space, outside storage cupboard with space for bikes, surfboards etc and communal gardens.

SERVICES

Mains water, Drainage. Electric heating.

TENURE

Service Charge- £130 per month (which includes ground rent). Included buildings insurance, cleaning of communal areas (stairs) external window cleaning, communal lighting.

Lease term - 999 years (commencing 01/06/1976)

DIRECTIONS

From Barnstaple Square with its clock tower proceed to the rear of the Imperial Hotel and along Litchdon Street. The entrance to Taw Court will be found some 400 yards or so to the right with a name plate clearly displayed.

LETTINGS

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.

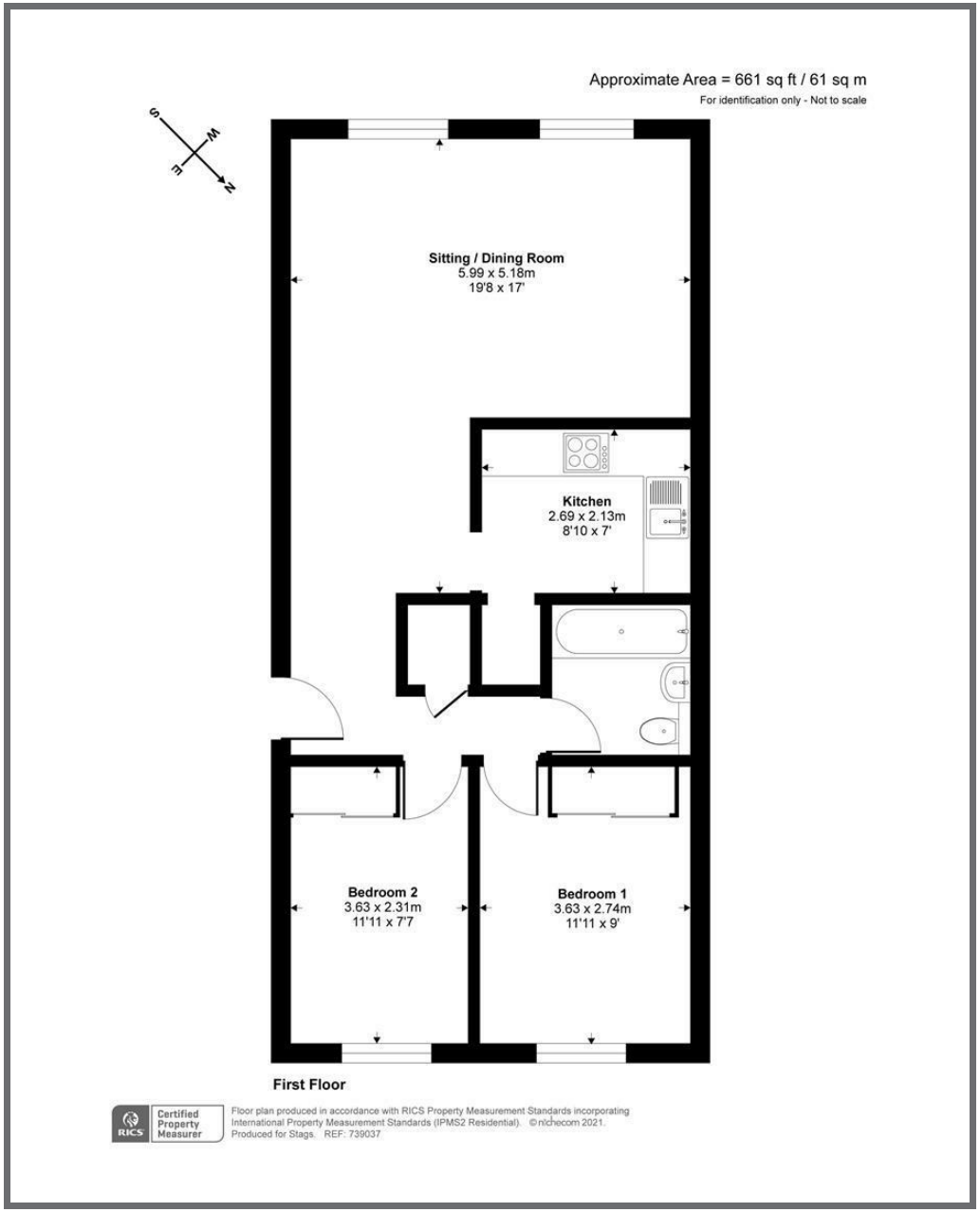




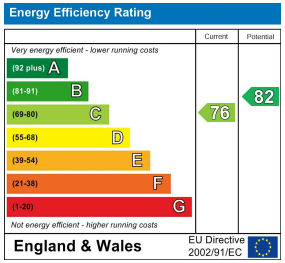


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