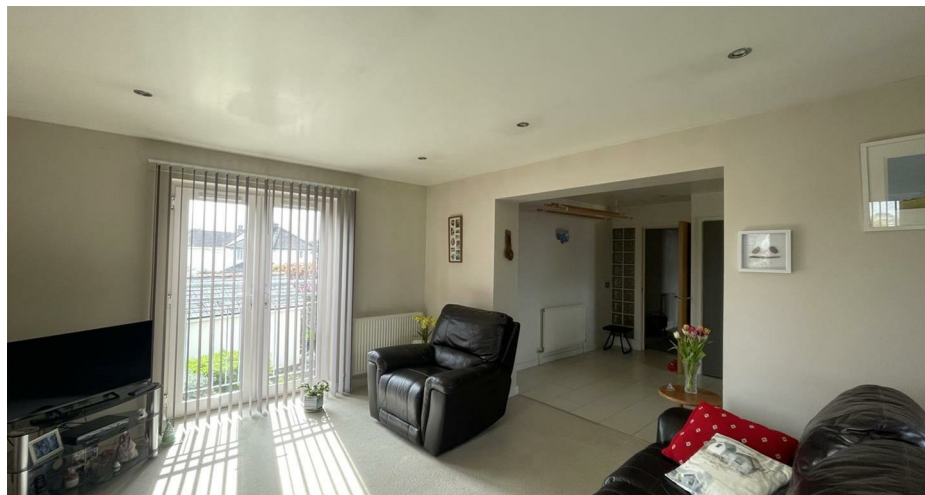




4 West End Apartments

4, West End Apartments, Barnstaple, EX31 1GL



All of Barnstaple's main facilities and amenities are within a short walking distance

A superbly presented First Floor apartment offering spacious, contemporary living with the added benefit of communal off-road parking

- A superb, well-presented apartment
- Spacious & well-proportioned accommodation
- High-quality finish with modern fixtures and fittings
- Principal bedroom with en-suite shower room
- Allocated off-road parking
- Walking distance to all amenities
- Leasehold with share of Freehold
- Council Tax Band B

Guide Price £230,000

SITUATION

All the town's amenities are within easy level walking distance. 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 regarded as North Devon's regional centre and as such, houses the area's main business, commercial, leisure and shopping venues, including 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 hour's drive of the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton (also with its sought-after golf club) and Woolacombe. Exmoor not much further away, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike. The ever-changing views over the River Taw make for some wonderful sunsets.

DESCRIPTION

Situated within a short, level walk of Barnstaple town centre, this superbly presented first-floor apartment offers spacious, contemporary living with the added benefit of communal off-road parking and loft storage.

Built in 2007, the development is well maintained throughout and enjoys a friendly community atmosphere, along with neatly kept communal areas.

The apartment itself features gas central heating, PVCu double glazing and well-proportioned accommodation

comprising an entrance hall and an impressive triple-aspect open-plan living space. The sitting area includes a Juliette balcony, while the adjoining kitchen/dining area is fitted with an excellent range of wall and base units with work surfaces and matching upstands. Integrated appliances include an eye-level electric double oven, 5-ring gas hob with extractor, fridge freezer, dishwasher, tumble-dryer and sink with drainer, along with a useful storage cupboard.

There are two generous double bedrooms, with the principal bedroom enjoying its own en-suite shower room complete with shower, wash basin, low-level WC and fully tiled walls and floor. The family bathroom is equally well appointed, offering a bath, wash basin, low-level WC, and is fully tiled.

Outside there is a communal garden and storage building for bikes, mobility scooters etc.

This is an ideal opportunity for those seeking a modern, low-maintenance home in a highly convenient location close to the town's amenities.

SERVICES

All mains connected.
Gas central heating.

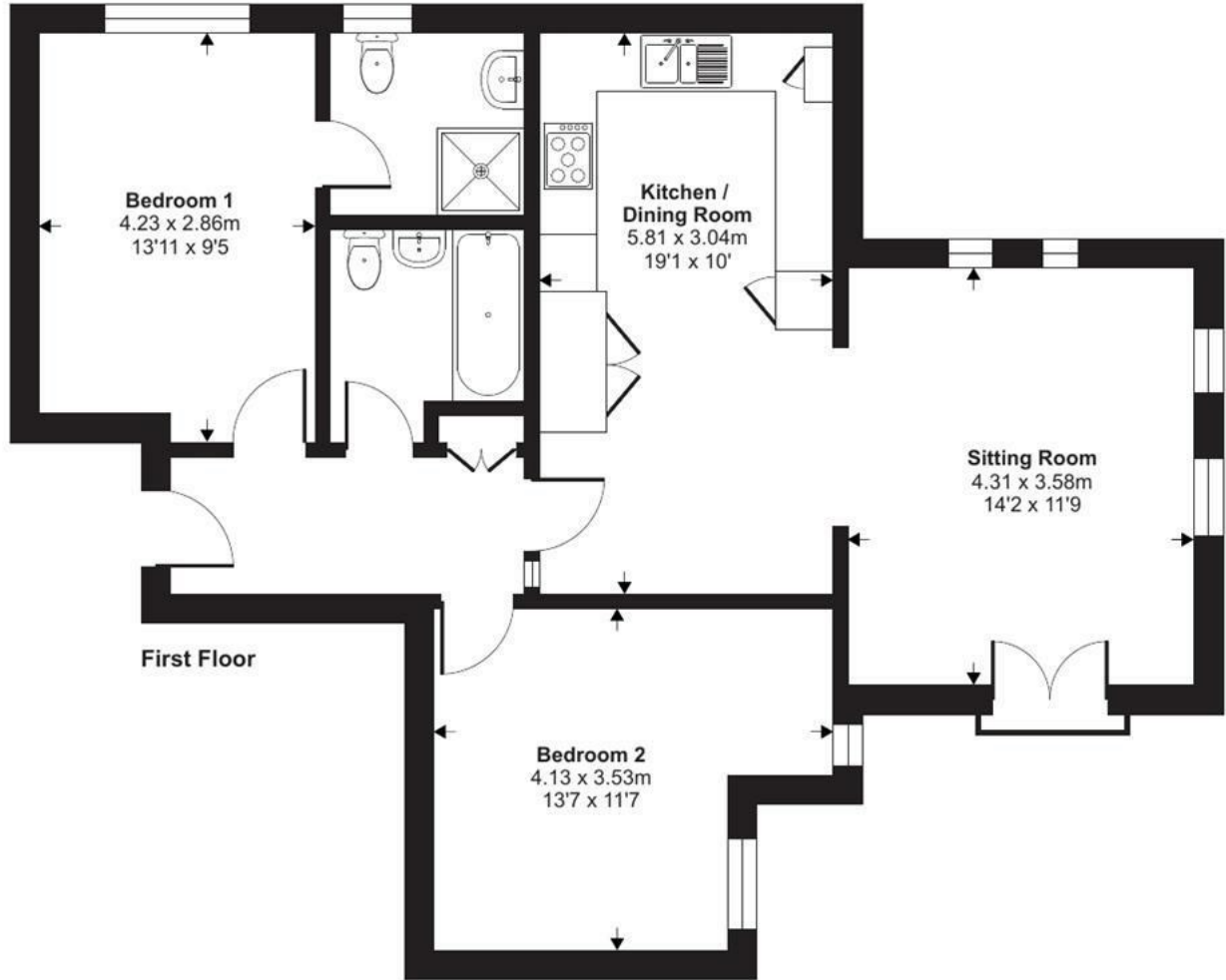
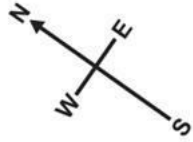
LEASE INFORMATION

999 Year Lease with 980 Years remaining.
Service charge of £1500 per annum including building insurance.
Owner of 1/11th of the freehold.



Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2026. Produced for Stags. REF: 1411299

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C	77	79
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EPC Directive 2002/91/EC

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