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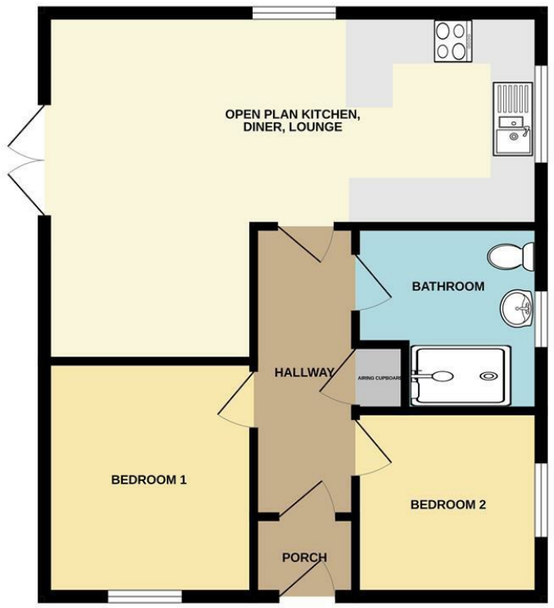
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GROUND FLOOR




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 illustrative 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

From Barnstaple Bus Station, proceed towards the town centre and follow signs for the Long Bridge. Cross the bridge and continue up Sticklepath Hill. At the top of the hill, proceed straight across the mini roundabout and take the third turning on the right into Oakland Avenue. Continue along Oakland Avenue, proceeding straight across the roundabout and following the road into Park Avenue. Anchor Court will be found ahead of you, with Flat 5 situated within the development.

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or email barnstaple@phillipsland.com

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# Two Bed Ground Floor Apartment

Flat 5, Anchor Court Park Avenue, Sticklepath, Barnstaple, EX31 2ET

Guide Price

**£210,000**

- IMMACULATELY PRESENTED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS & PARKING
- NEWLY INSTALLED DOUBLE GLAZING THROUGHOUT
- POPULAR RESIDENTIAL LOCATION
- VIEWS OF RIVER TAW
- MODERNISED SHOWER ROOM
- ELECTRIC UNDERFLOOR HEATING
- OPEN PLAN LIVING





# Property Description

An immaculately presented two double bedroom ground floor apartment, forming part of an attractive purpose-built development of just eight properties, situated within the highly sought-after residential area of Sticklepath. Offering spacious, well-appointed accommodation throughout, the property has been further enhanced by the current owner with newly installed double-glazed windows incorporating integral blinds, together with newly replaced double-glazed French doors. Further benefits include electric underfloor heating and a modernised shower room, making it an excellent choice for those seeking comfortable, low-maintenance living.

The development is accessed via a secure communal entrance with intercom entry system, leading to the apartment's private front door. Internally, an entrance porch opens into a central hallway, providing access to the principal rooms.

A particular feature of the apartment is the impressive open-plan kitchen, dining and living area, creating a bright and sociable space ideally suited to both everyday living and entertaining. The kitchen is fitted with a comprehensive range of contemporary wall and base units, complemented by ample worktop space and integrated appliances, whilst the living area comfortably accommodates both lounge and dining furniture. The newly installed double-glazed French doors open directly onto a small patio area and the adjoining communal gardens, providing a pleasant connection with the outside.

Both bedrooms offer comfortable accommodation, with the principal bedroom enjoying attractive views towards the River Taw and bridge. The second bedroom provides a versatile space, equally suitable for guests, a home office or additional bedroom accommodation.

The modernised shower room is fitted with a contemporary suite comprising an enclosed shower cubicle, wash hand basin and WC, complemented by a heated towel rail.

Further benefits include electric underfloor heating throughout, recently replaced double-glazed windows with integral blinds and an exceptionally long lease with approximately 984 years remaining.

## Services
Mains Electric, Water & Drainage

## Council Tax band
B

## EPC Rating
B

## Tenure
Leasehold

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





# Outside & Surrounding Area

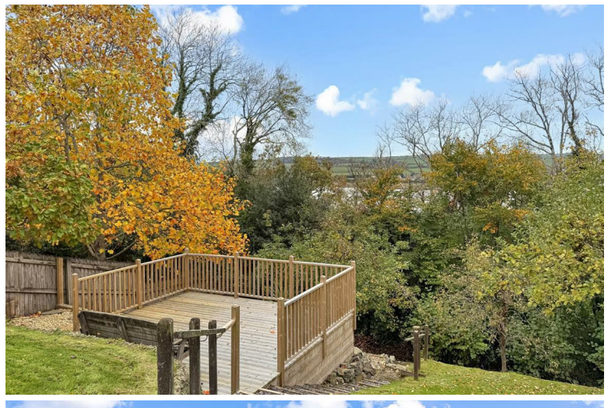
Anchor Court is an attractive development of just eight apartments, benefiting from communal parking and beautifully maintained communal gardens, providing an appealing outdoor environment for residents to enjoy.

The gardens are predominantly laid to lawn, complemented by established trees, mature planting and seating areas, with attractive views towards the River Taw and surrounding countryside. The apartment also enjoys direct access from the living accommodation onto a small patio area, which leads into the communal gardens.

Situated within the popular residential area of Sticklepath, the property is conveniently positioned for access to Barnstaple town centre, which offers an excellent range of shopping, leisure and recreational facilities, together with restaurants, cafés and local amenities.

Barnstaple Railway Station is within easy reach, whilst the nearby North Devon Link Road provides convenient access towards the M5 motorway network. The beautiful beaches at Instow, Saunton and Croyde, together with the wider North Devon coastline, are also readily accessible.









# Room list:

**Porch**

**Hallway**

**Open Plan Kitchen/Lounge/Diner**
4.25m x 6.70m (13'11" x 21'11")

**Bedroom 1**
3.21m x 2.87m (10'6" x 9'4")

**Bedroom 2**
2.52m x 2.52m (8'3" x 8'3")

**Shower Room**
2.51m x 1.86m (8'2" x 6'1")