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GROUND FLOOR

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Directions

From the bottom of the High Street in Barnstaple town proceed over the Rolle Quay bridge and take the first right into Mills Way. Orleigh Mill Court will then be easily identified, straight ahead with clear lettering displayed on side of building. Visitor car parking is available.

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Call 01271 327878

or email barnstaple@phillipsland.com

Three Bed Apartment with River View

30, Orleigh Mill Court Mills Way, Barnstaple, Devon, EX31 1GZ

Guide Price

£300,000

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- CONVENIENT LOCATION TO TOWN CENTRE
- BALCONY WITH RIVER VIEWS
- LIFT ACCESS TO ALL FLOORS
- GAS COMBI BOILER
- FULLY MANAGED APARTMENTS
- SINGLE GARAGE
- SOUGHT AFTER GATED APARTMENTS

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Overview

A beautifully presented three bedroom first floor apartment, enjoying a sought after position overlooking Pilton Park and within easy walking distance of Barnstaple town centre.

Tucked away in a quiet residential setting yet only a short stroll from the heart of Barnstaple, this delightful apartment offers a rare combination of space, light and outlook. The views across Pilton Park, with its mature trees, open green space, are a genuine highlight and something you simply don't find often in a town centre apartment.

As you step inside, the accommodation opens into a welcoming hallway that leads through to the principal living space. The sitting and dining room sits at the heart of the home and is a wonderfully bright, dual aspect room, with French doors leading out to the balcony that frame the parkland views and flood the space with natural light. It's a generous, inviting room, equally suited to quiet evenings in or entertaining friends and family. Adjoining the living space is a well-appointed kitchen, thoughtfully designed with a good range of wall and base units, integrated appliances and ample worktop space. A window above the sink draws in plenty of light and makes everyday cooking feel that little bit more enjoyable.

The principal bedroom is a lovely, restful double with fitted wardrobes, dual aspect windows and the benefit of its own en-suite shower room. The second bedroom is another comfortable double, whilst the third is currently arranged as a home study with fitted furniture. The family bathroom is beautifully kept, with a full white suite, bath, and tiled surround.

Outside, the property benefits from its own garage, a real bonus for a central Barnstaple address and genuinely sought after in this part of town. An ideal home for professionals, downsizers or investors looking for a characterful, well-positioned apartment in one of Barnstaple's most charming pockets.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Leasehold

Viewings

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

Location

The location is superb. Step out of the door and and Pilton Park is on your doorstep and you're within easy walking distance of a superb range of independent shops, high street names, banks, cafes and restaurants, along with the famed Pannier Market, a wonderful slice of local character that has been at the heart of the town for generations. Barnstaple offers a charming blend of history and modern convenience, with riverside walks along the Taw, a thriving leisure centre, theatre and cinema, and the beautiful green open space of Pilton Park quite literally on your doorstep. For families, there are well-regarded schools both within the town and in the surrounding villages, and for those who love the outdoors, the Tarka Trail starts just a short walk away, offering miles of traffic-free cycling and walking through some of the most scenic countryside and coastline in the region.

The location is wonderfully well connected, too. The North Devon Link Road provides straightforward access to the M5 and beyond, while a regular bus service operates throughout the town and surrounding villages. Barnstaple's branch railway line links directly to Exeter St. David's, connecting onwards to major cities across the UK, and to Exeter Central, just moments from the city centre. And of course, North Devon's famous coastline is never far away. The golden sands of Saunton, Croyde, Putsborough and Woolacombe are all within a short drive, making weekend escapes to the beach a genuine part of everyday life here.

Room list:

Hallway

Living Room / Dining Room
4.80m x 5.05m (max) (15'8" x 16'6" (max))

Kitchen
2.54m x 4.70m (8'3" x 15'5")

Bedroom 1
4.06m x 3.07m (13'3" x 10'0")

Ensuite Shower Room
1.66m x 2.00m (5'5" x 6'6")

Bedroom 2
3.78m x 3.33m (12'4" x 10'11")

Bedroom 3
3.42m x 3.33m (11'2" x 10'11")

Bathroom
2.34m x 2.55m (7'8" x 8'4")

Garage