



**WOOLLIAMS**

Property Services

Guide price £135,000

Port Mill Court, Mills Way, Barnstaple, EX31



1

Bedroom



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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The apartment enjoys a lovely sense of light and space throughout. A bright and welcoming hallway provides a pleasant introduction to the property and leads through to the principal accommodation. The spacious lounge/diner offers a versatile and naturally bright living area, with ample room for both comfortable seating and dining. At the rear of the dining area, French doors open directly into the kitchen. The kitchen is neatly fitted and well equipped, incorporating an integrated fridge/freezer, oven and hob, together with useful storage and worktop space. Further storage is provided by a useful cupboard, while the particularly spacious airing cupboard offers additional practicality. The good-sized bedroom benefits from fitted wardrobes, providing excellent built-in storage. The shower room is well appointed and features a large walk-in shower, wash hand basin and WC.

Situated within the popular Port Mill Court development, this delightful one-bedroom, second-floor apartment is exclusively for the over 60s and offers comfortable, low-maintenance living in a highly convenient setting. Ideally positioned just a short, level stroll from Barnstaple town centre, the property combines a pleasant residential environment with easy access to the town's excellent range of shops, amenities and facilities.

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Residents of Port Mill Court have use of a range of communal facilities, including attractive shared gardens, providing a pleasant space to sit and enjoy the outdoors, together with a well-maintained communal laundry room. Parking is available on request, subject to limited availability, and is an appealing additional feature for those who require a parking space.

Overall, this is a lovely opportunity to acquire a comfortable and conveniently located retirement apartment, offering easy access to Barnstaple town centre and the benefits of communal facilities within a well-regarded development.

**Communal Entrance Lobby**

Double doors off, double doors leading to

**Residents Lounge**

This is a large room with tables and chairs and a general meeting area for residents at Port Mill Court. Off this room is a small kitchenette enabling residence to make tea and coffee and a main site office. The rear hallway provides access to the communal laundry, ground floor flats and lifts which lead to the upper floor floors.

**Entrance Hall**

Front door off, meter/store cupboard, deep airing cupboard housing large Gledhill hot water cylinder, emergency alarm pull night storage heater, access to the loft space, fitted carpet.

**Lounge** 6.86m x 3.30m (22' 6" x 10' 10")

Feature fireplace with fitted co-effect electric fire, night storage heater, fitted carpet, double opening doors providing access to

**Kitchen** 2.31m x 2.20m (7' 7" x 7' 3")

Range of units with integrated appliances comprising inset drainer sink unit with mixer tap, drawers and cupboards and Zanussi fridge freezer below. Work surface with drawers and cupboards and integrated Sanucci fridge, inset AEG ceramic hob, with cooker hood above, built-in AEG electric oven with cupboards above and below, range of wall units, part tiled walls, vinyl floor covering.

**Bedroom** 4.83m x 2.76m (15' 10" x 9' 1")

A double aspect room with night storage heater, built-in mirror fronted wardrobes with folding doors, fitted carpet.

**Shower Room** 2.04m x 1.69m (6' 8" x 5' 7")

This is a fully tiled room with white suite. Walk-in shower with double sliding doors and shower unit. Vanity wash basin, close-coupled WC, wall-mounted warm air heater, vinyl floor covering.

**Services**

Mains water, electricity, and drainage connected.

**Council Tax**

Band B

**EPC**

Rate B

**Tenure**

Leashold -125-year lease commencing 1st May 2007 Vendor advises Ground rent is £225.00 per every six months. Vendor advises Service charge is £1471 per every six months.

**Viewings**

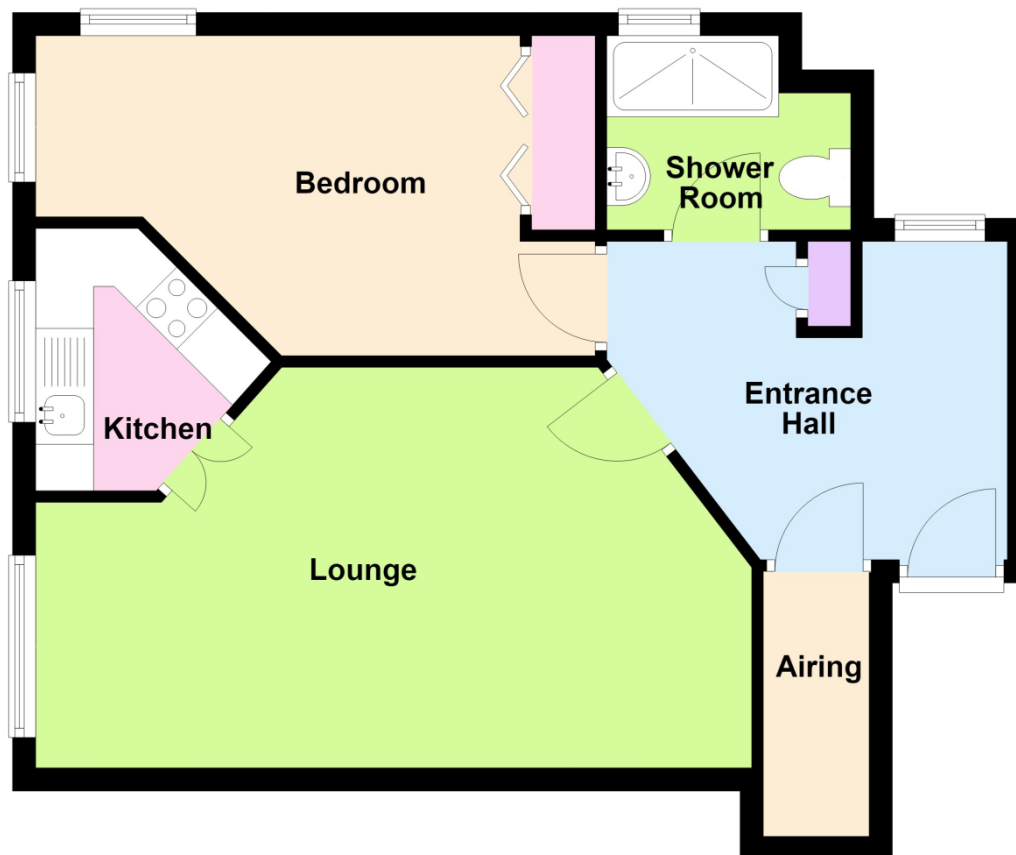
By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**Directions**

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## Ground Floor



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92+) <b>A</b>                              |         |                                                                                                             |
| (81-91) <b>B</b>                            | 82      | 85                                                                                                          |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Address: Port Mill Court, Mills Way, Barnstaple, EX31

