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PCM

## 1 Bed Apartment

16 Riverside Court, Castle Street, Barnstaple, Devon, EX31 1ET

**£750 PCM**

- Stunning views
- Centrally located
- Available Furnished or Unfurnished
- Lift to all floors
- Secure intercom
- Juliet Balcony

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or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

### Directions

Riverside Court stands to the rear of Castle Street against the River Taw just off the end of The Strand in Barnstaple town.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance Hall

### Sitting Room

4.34m x 3.68m (14'3 x 12'1)

### Kitchen

1.93m x 3.05m (6'4 x 10'0)

### Bedroom

3.18m x 3.73m (10'05 x 12'3)

### Bathroom

2.16m x 2.01m (7'1 x 6'7)

## Overview

The internal accommodation briefly comprises: entrance hall, open plan lounge/diner and kitchen with French doors and Juliet balcony, the kitchen has a range of wall and base units, built in electric single oven, electric hob with extractor over and space for white goods. There is one bedroom situated at the front of the apartment and enjoying the delightful views from its windows. The bathroom has a 3-piece suite to include bath with shower over, pedestal wash hand basin and WC.

## Outside

The property is pleasantly set on the very edge of the town of Barnstaple, the ancient borough and administrative centre for North Devon. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities.

## Services

Type your text here

## Council Tax band

A

## EPC Rating

B

## Tenure

## Viewings

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

