



4 West End Apartments



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.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk

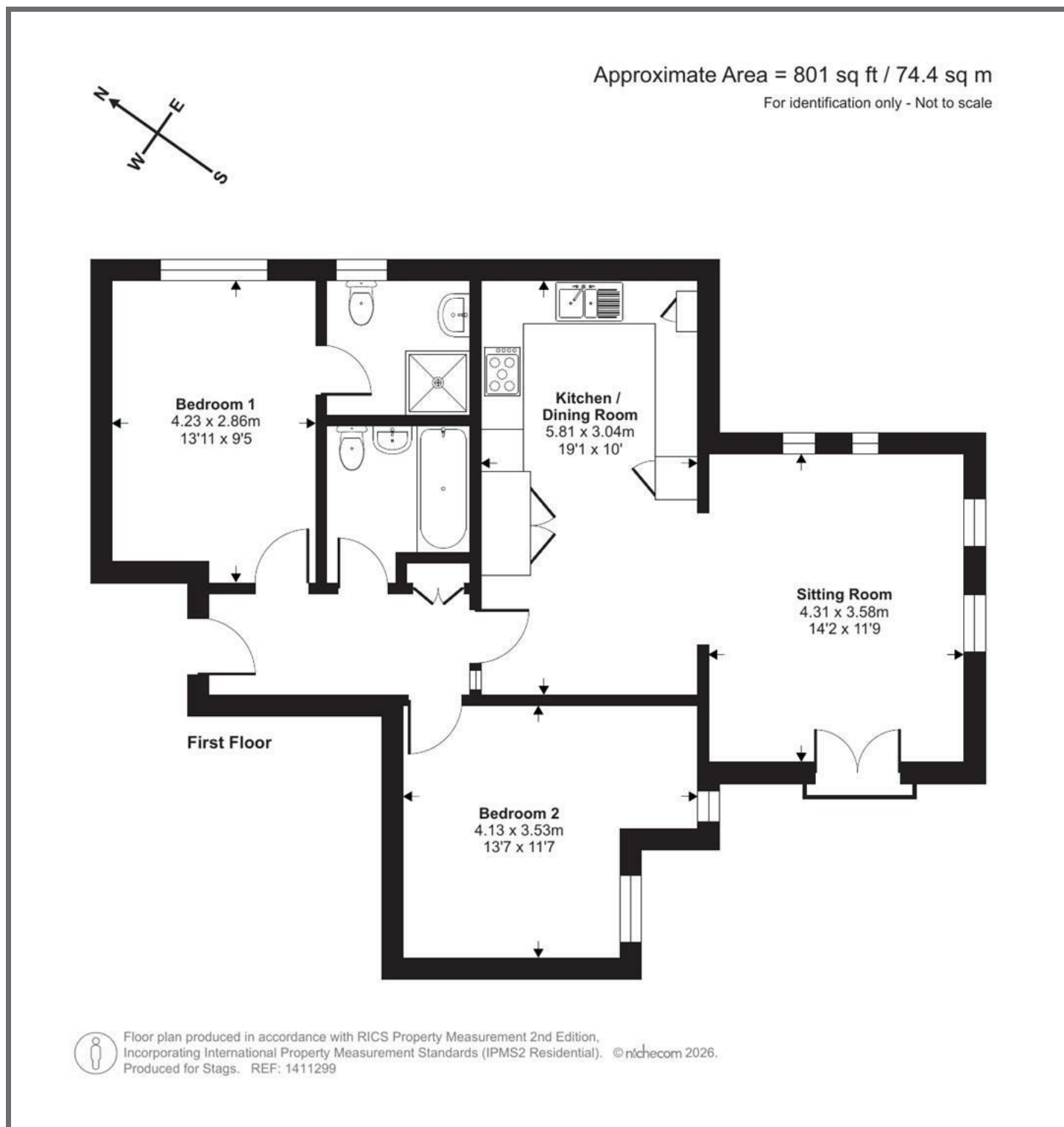
All of Barnstaple's main facilities and amenities are within a short walking distance

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





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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