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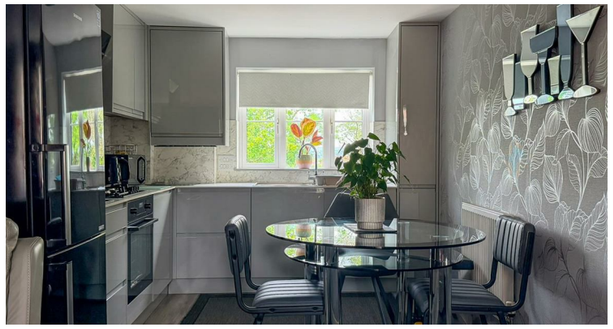

Directions

Proceed through Barnstaple in a westerly direction, pass through Sticklepath, Bickington and towards Fremington. Drive through Fremington village passing the pubs and restaurants alongside shops. Go straight over the traffic lights. As you start to leave Fremington but before Yelland, there is a left turning into Sampsons Plantation. Follow the road, turn left at the junction and 39 is situated on your left. Parking can be found through the underpass.

Looking to sell? Let us value your property for free!
Call 01271 327878
or email barnstaple@phillipsland.com

Spacious 2 Bed Apartment

39 Sampson's Plantation, Fremington, Barnstaple, EX31 3FF

Guide Price
£165,000

- 2 Double Bedrooms
- Perfect For First Time Buyers Or Investment
- Allocated Parking Space
- A MUST VIEW!
- Modern Kitchen

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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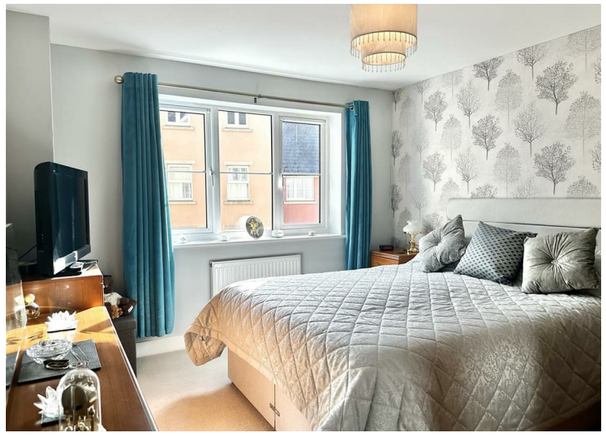
Barnstaple 01271 327878 • Braunton 01271 814114
www.phillipsland.com barnstaple@phillipsland.com



Overview

This apartment is the perfect first-time investment purchase. Comprising in brief of a large entrance hall with plenty of storage cupboards and a dual aspect lounge, providing a lot of light, then flowing into the modernised kitchen, featuring a range of base and eye level units along with plenty of preparation space. In addition, there is an area for a small table, ideal for occasional eating.
In the property, there are two double bedrooms and a newly fitted shower room; with walk-in shower, wash basin and low-level WC.

Phillips Smith & Dunn recommend arranging a viewing appointment without delay to avoid any possible disappointment.

The apartment's lease commenced on the 1st of January 2010 and there is a remaining balance of circa 111 years. We are told there is a maintenance fee of approximately £141.71 per month and a ground rent of £150.00 per year Phillips Smith & Dunn's rental department suggest the property to be worth around £775pcm.

Room list:

Kitchen Diner
3.76m x 3.26m (12'4" x 10'8")

Living Room
5.58m x 3.20m (18'3" x 10'5")

Bedroom 1
3.19m x 3.71m (10'5" x 12'2")

Bedroom 2
2.40m x 3.08m (7'10" x 10'1")

Bathroom
2.07m x 1.95m (6'9" x 6'4")

Hallway
4.25m x 1.05/2.03m (13'11" x 3'5"/6'7")

Outside

To the outside of the property, there is an allocated parking space.
A communal shed is located to the rear of the apartment block and offers additional outside storage.

Within a short level walk to the village of Fremington which has a range of facilities including an excellent village shop, place of worship, restaurants and pubs along with excellent travel links to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Services
All mains services connected.

Council Tax band
B

EPC Rating
B

Tenure
Leasehold

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