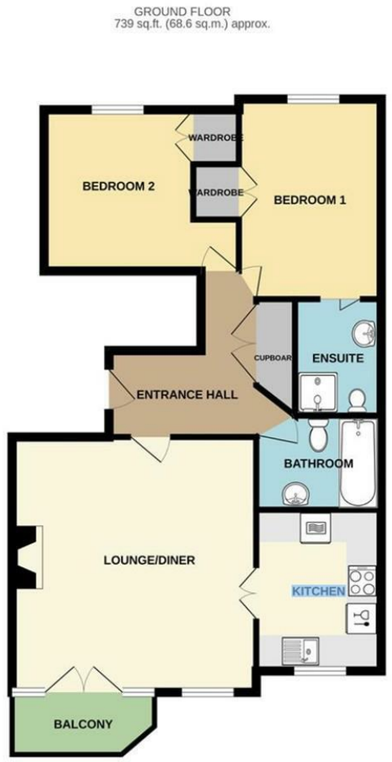
PhillipsSmith&Dunn
Buy. Sell. Let.
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Directions

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

Two Bed Apartment with River View

8 Orleigh Mill Court Mills Way, Barnstaple, EX31 1GZ

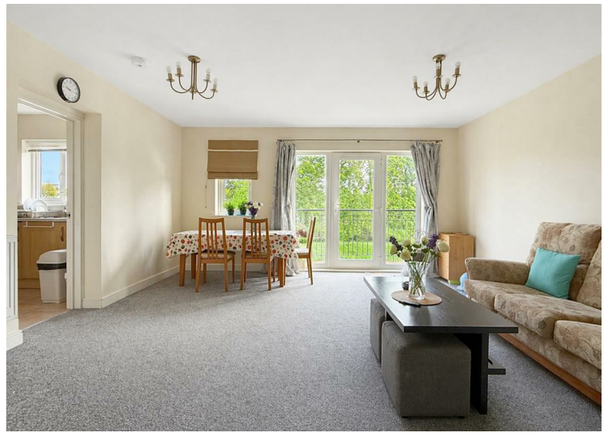
Guide Price

£244,000

- NO CHAIN
- CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- BALCONY WITH RIVER VIEWS
- ALLOCATED CAR PARKING SPACE
- LIFT ACCESS TO ALL FLOORS
- FULLY SERVICED APARTMENTS
- GAS COMBI BOILER
- SOUGHT AFTER GATED APARTMENTS

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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Property Description

This well-presented two double bedroom apartment is situated within the highly sought-after and secure gated development of Orleigh Mill Court, offering attractive river views and a convenient location close to Barnstaple town centre.

The property benefits from a bright and spacious open-plan living/dining room, which provides ample space for both relaxing and entertaining. Large patio doors allow natural light to flood the room and open onto a private balcony, where you can enjoy pleasant views over the River Taw and surrounding greenery.

The modern fitted kitchen is well-equipped with a range of wall and base units, work surfaces, and integrated appliances, making it both practical and stylish.

There are two generously sized double bedrooms, with the principal bedroom benefiting from built-in wardrobe space and a contemporary ensuite shower room. The second bedroom is also well-proportioned and served by a modern family bathroom.

Additional features include gas central heating via a combi boiler, double glazing throughout, lift access to all floors, and an allocated parking space. The property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.



Outside & Surrounding Area

The property benefits from a private balcony, providing a fantastic outdoor space to relax and unwind. From here, you can enjoy elevated views over the River Taw and across to the beautiful Pilton Park, creating a peaceful and scenic outlook that changes with the seasons. It's an ideal spot for morning coffee or evening relaxation while taking in the riverside setting.

Orleigh Mill Court itself is a well-maintained and secure gated development. The communal areas are neatly kept.

The apartment also comes with an allocated parking space, along with additional visitor parking available within the development.

Situated in a highly convenient location, the property is within easy walking distance of Barnstaple town centre, where a wide range of shops, restaurants, and amenities can be found. Pilton Park is just moments away, offering open green space, riverside walks, and recreational facilities, making this an ideal setting for those who enjoy both town living and access to nature.

Room list:

Hallway

Living Room / Dining Room
4.92m x 4.72m (16'1" x 15'5")

Kitchen
3.11m x 2.42m (10'2" x 7'11")

Bedroom 1
3.65m x 2.61m (11'11" x 8'6")

Wardrobe

Ensuite Shower Room
2.29m x 1.66m (7'6" x 5'5")

Bedroom 2
3.11m x 3.77m (10'2" x 12'4")

Wardrobe

Bathroom
1.70m x 2.57m (5'6" x 8'5")

Storage Cupboard

Balcony

Allocated Parking Space

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



