

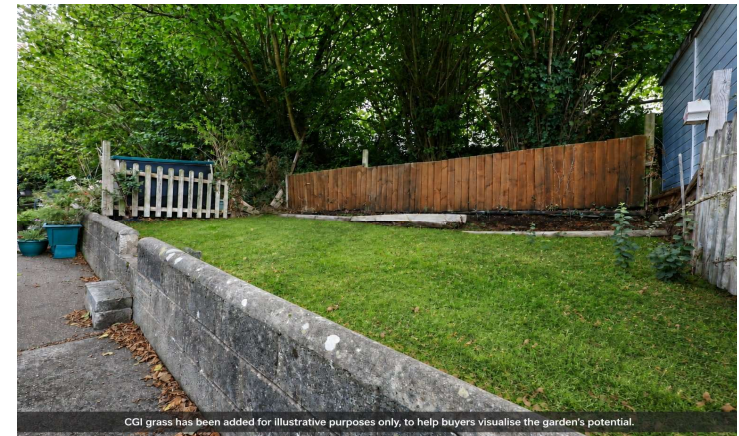


Bond
Oxborough
Phillips

Changing Lifestyles

28 Peards Down Close
Barnstaple
Devon
EX32 8PF

Offers In Excess Of: £120,000
Leasehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

28 Peards Down Close, Barnstaple, Devon, EX32 8PF

A SPACIOUS GROUND FLOOR GARDEN FLAT WITH TWO GARDEN AREAS



- 1 Bedroom

- Particularly generous Living Room flooded with natural light & enjoying wonderful far-reaching countryside views
- Modern fitted Kitchen
- Well-appointed Bathroom
- Two separate private garden areas
- Brand-new 999-year lease
- Brand-new electric heating & UPVC double glazing
- Ample communal parking
- No onward chain



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Situated within the ever-popular residential area of Whiddon Valley, this spacious and beautifully presented ground floor garden apartment boasts far-reaching countryside views, two separate garden areas, brand-new electric heating and the considerable benefit of a brand-new 999-year lease. Recently redecorated and offered for sale with no onward chain, the property is ready for its new owner to move straight into.

The heart of the home is the impressive open-plan living area. The particularly generous Living Room is flooded with natural light and enjoys wonderful far-reaching views towards the surrounding countryside, creating a bright, peaceful and inviting space in which to relax or entertain. The modern fitted Kitchen blends seamlessly with the living area, providing a stylish and practical layout that is perfectly suited to modern-day living.

The spacious double Bedroom features fitted cupboards and enjoys direct access to one of the property's two private garden areas. Offering valuable outdoor space rarely found with an apartment, the gardens provide separate areas for relaxing, alfresco dining or pottering, while taking full advantage of the property's attractive setting.

A well-appointed Bathroom completes the accommodation, while a useful understairs cupboard provides further storage. The property has also been equipped with brand-new electric heating and benefits from UPVC double glazing throughout.

Outside, there is ample communal parking for residents and visitors.

The brand-new 999-year lease offers excellent long-term security and makes this an especially appealing proposition for first-time buyers, downsizers and investors alike. Combining generous accommodation, two garden areas and impressive countryside views, this superb home is offered for sale with no onward chain, and an early viewing is strongly recommended.

Agents Note

According to our recommended energy assessor, if a new owner were to install a Dimplex Quantum high heat retention storage heater, operating from a dual-rate electricity meter, the property's EPC rating could increase from an "E" to a "C".

Mains electrics, water and drainage.

Ground Rent - £50.00 per annum

Service Charge - £650.50 per annum

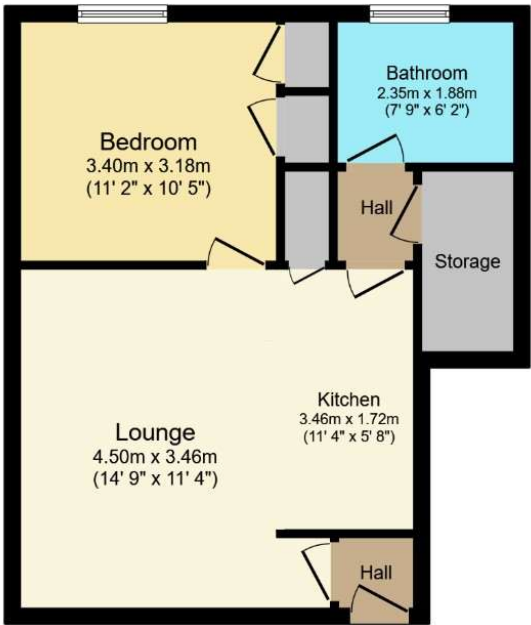
Council Tax Band

- A

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Floor Plan
Floor area 46.4 sq.m. (500 sq.ft.)

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Directions
What3words: [///lecturers.divorcing.inform](https://www.what3words.com/lecturers.divorcing.inform)

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