



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 3
11 Ebberley Lawn
Barnstaple
Devon
EX32 7DJ

Guide Price: £90,000
Leasehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Flat 3, 11 Ebberley Lawn, Barnstaple, Devon, EX32 7DJ

A GRADE II LISTED GROUND FLOOR FLAT



- 1 Bedroom

- Open-plan Kitchen / Living Room with large windows that allow for a flood of natural light
 - Bathroom with classic 3-piece suite
 - Original sash windows
 - Large communal lawned garden
 - Allocated parking space
- Great location with easy access to public transport links & local amenities
 - No onward chain



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. 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, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.



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Occupying a convenient position within easy walking distance of Barnstaple town centre, this charming Grade II listed one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers, downsizers or investors alike. Well presented in neutral tones throughout, the property provides a blank canvas for a new owner to personalise and make their own.

At the heart of the home is a bright and inviting open-plan kitchen/living room. Large original sash windows fill the space with natural light, enhancing the character of the apartment whilst creating a wonderfully airy feel. The kitchen is well-equipped with a range of fitted units, providing a practical space for everyday living and entertaining.

The double bedroom is well-proportioned and benefits from built-in wardrobes, offering excellent storage without compromising on floor space. Completing the accommodation is a well-appointed bathroom fitted with a traditional three-piece shower suite.

One of the property's standout features is its wealth of period charm, with attractive original sash windows reflecting the character expected of a listed home. Outside, residents can enjoy a generous communal lawned garden, providing an attractive outdoor space to relax, whilst the property also benefits from the convenience of an allocated parking space positioned to the front of the building.

Ideally situated for access to Barnstaple's excellent range of shops, restaurants, cafés and everyday amenities, together with nearby public transport links, the apartment is perfectly placed for those seeking convenience.

Council Tax Band

A - North Devon Council

Lease Details

The remainder of a 999-year Lease remains dated 2005

Each apartment owns a 1/5th share of the Freehold

The current maintenance charge with Peninsular Management is £1454.20 payable bi-annually

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Floor Plan
Floor area 33.8 m² (364 sq.ft.)

TOTAL: 33.8 m² (364 sq.ft.)

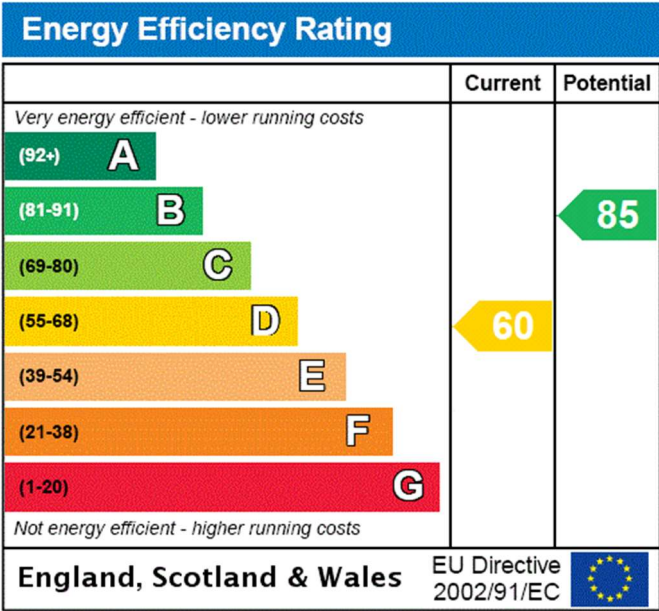
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Directions

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, proceed straight across staying on Bear Street. Take the first right hand turning into Ebberley Lawn and bear right through the large pillars into the communal area. Flat 3, 11 Ebberley Lawn will be found on your right hand side.

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.



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.

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