



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 3  
1 Union Terrace  
Barnstaple  
Devon  
EX32 9AB

**Guide Price: £90,000**  
**Share of Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



Flat 3, 1 Union Terrace, Barnstaple, Devon, EX32 9AB

## A FIRST FLOOR FLAT OFFERED FOR SALE WITH NO ONWARD CHAIN

- 1 Bedroom

- Spacious open-plan Lounge / Diner / Kitchen filled with natural light from 2 sash windows
- Bathroom with 3-piece suite
- Located within easy reach of Barnstaple Town Centre & the Tarka Trail
- This well-positioned flat presents a fantastic opportunity for first time buyers or investors alike



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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## Changing Lifestyles

**This airy First Floor flat, offered to the market with no onward chain and a share of the Freehold, provides a delightful living space within close proximity to Barnstaple Town Centre, the Tarka Trail and local amenities.**

**The property features a spacious open-plan Lounge / Diner / Kitchen area filled with natural light from 2 sash windows. The Kitchen is well-equipped with a freestanding cooker and provides space and plumbing for a washing machine and other under-counter appliances, while still allowing ample room for a dining area and comfortable lounge space. A convenient storage cupboard adds to the practicality of the layout. The dual-aspect double Bedroom is bright and inviting. The Bathroom includes a 3-piece suite with an electric shower over the bath.**

**This well-positioned flat presents a fantastic opportunity for first time buyers or investors alike.**

### **Council Tax Band**

A - North Devon Council

### **Agent Note**

Share of Freehold

994-year Lease

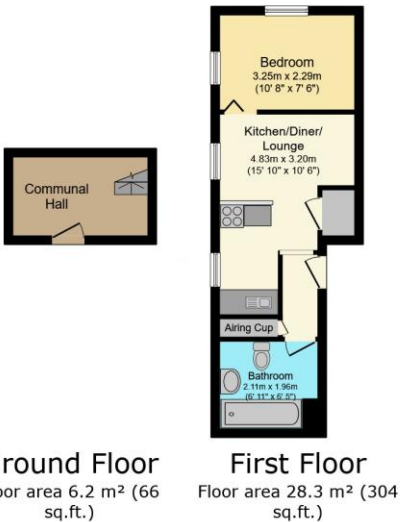
No Garden

No Parking

Maintenance Charge - approximately £55 a month

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TOTAL: 34.4 m<sup>2</sup> (371 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



## 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.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 54      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

## Directions

From Barnstaple Town Centre, proceed on foot and continue towards The Square and Museum. Continue along the edge of the River Taw on the footpath or along Taw Vale Road. As you come to the edge of Rock Park and near the mini roundabout, the property will be found on your left hand side clearly displaying a numberplate. Continue along the path to where the communal entrance door will be found on your right hand side. An agent will meet you here.

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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