



Bond
Oxborough
Phillips

Changing Lifestyles

Regency House
Flat 5, 3-4 Union Terrace
Barnstaple
Devon
EX32 9AB

Guide Price: £200,000
Share of Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

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A GRADE II LISTED MAISONETTE OFFERED FOR SALE WITH NO ONWARD CHAIN

- 2 Bedrooms (1 En-suite)
- Light-filled Kitchen / Diner
- Large & light Lounge with beautiful feature fireplace & large sash window
- Well-proportioned Bathroom
- Enjoying an enviable position with views over Rock Park & the River Taw
 - Situated close to Barnstaple Town Centre
 - En-bloc Single Garage & parking
- Well-maintained, attractive communal gardens
- This exceptional maisonette presents a rare opportunity to acquire a distinctive & comfortable home with outstanding views



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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Enjoying an enviable position with views over Rock Park and the River Taw, this stunning Grade II listed maisonette blends elegant period charm with modern convenience. Situated close to Barnstaple Town, the property benefits from a share of the Freehold and is available for sale with no onward chain. An En-bloc Single Garage with parking provides convenience and storage, while the gated well-maintained, attractive communal gardens enhance its kerb appeal and first impressions.

Upon entering the Communal Hallway, a staircase leads to the maisonette where a welcoming Private Entrance Hall offers ample storage, an intercom system, and stairs ascending to the Second Floor. The light-filled Kitchen / Diner features fitted wall and floor units, a Belfast sink, and generous space for a dining table - all set against the stunning backdrop of Rock Park and the River Taw. The large and light Lounge is equally inviting, with a beautiful feature fireplace and a large sash window perfectly framing the picturesque scenery. A spacious double Bedroom, with built-in storage and an En-suite Shower Room, completes this floor.

Upstairs, the bright Second Floor Landing offers extensive storage, including access to the eaves for additional space. The second Bedroom is impressively large and benefits from fitted storage, while a well-proportioned 3-piece Bathroom offers scope for updating.

With its generous proportions, timeless character and unbeatable location, this exceptional maisonette presents a rare opportunity to acquire a distinctive and comfortable home with outstanding views.

Council Tax Band

B - North Devon Council

Agent Note

The property benefits from gas fired central heating and there is a gas connection by the fireplace in the Lounge.

Lease Details

The property is sold with the remaining balance of a 968-year Lease

Maintenance charge: approximately £1800.00 per annum

Ground Rent - £10.00 per annum

Each flat owns a sixth share of the Freehold



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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.



1st Floor

Floor area 59.4 sq.m. (640 sq.ft.)

2nd Floor

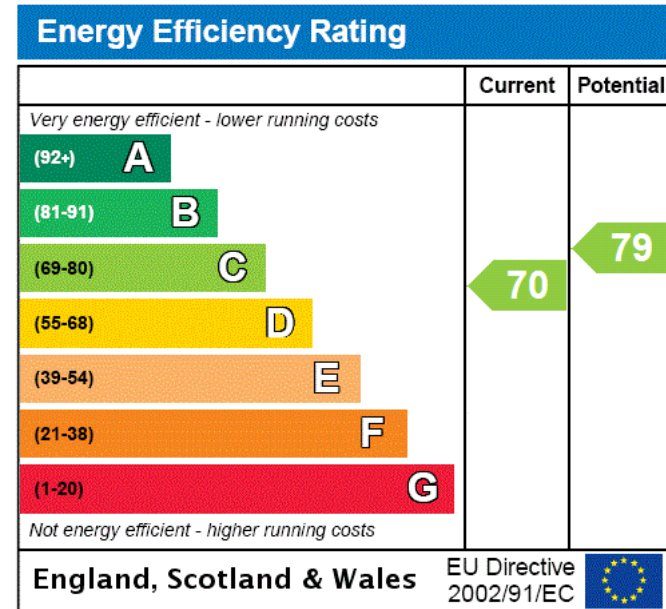
Floor area 36.7 sq.m. (396 sq.ft.)

Garage

Floor area 19.5 sq.m. (209 sq.ft.)

TOTAL: 115.6 sq.m. (1,245 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 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 approach the edge of Rock Park, near the mini roundabout, the property will be found on your left hand side with the name plate 'Regency House' clearly displayed. Continue through the gate into the communal gardens to where an agent will meet you at the main front door.

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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