



Bond
Oxborough
Phillips

Changing Lifestyles

29 Port Mill Court
Mills Way
Barnstaple
Devon
EX31 1GW

Guide Price: £130,000 Leasehold

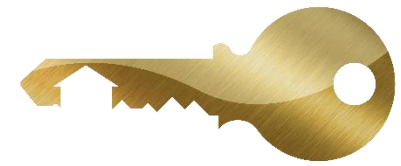


Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

29 Port Mill Court, Mills Way, Barnstaple, Devon, EX31 1GW

A WELL-PRESENTED FIRST FLOOR APARTMENT



- 1 Bedroom
- Recently re-decorated throughout
- Conveniently located for Barnstaple Town Centre, Pilton Park & many other amenities
- Communal Laundry area & residents Lounge with Kitchen
- Juliet Balcony enjoying a view over the well-maintained communal courtyard & gardens



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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A well-presented and recently decorated First Floor McCarthy Stone apartment located within the popular Port Mill Court enjoying the benefit of independent living whilst having plenty of community spirit with organised activities.

The apartment is conveniently located within a short distance of Barnstaple Town Centre, Pilton Park and many other amenities. The development benefits from having a communal Laundry area, a residents Lounge with Kitchen area and a Guest Suite where friends / relatives can stay for the night at a reasonable charge.

This property features a Juliet Balcony enjoying a view over the well-maintained communal courtyard and gardens.

Communal Entrance Hall

Security door off. Intercom facilities. Lift access to all floors.

Private Entrance Hall

Door to cupboard housing utility meter and consumer unit. Intercom & buzzer facilities that allows residents to open front entrance door & Emergency Button that gives direct access to Careline. Fitted carpet.

Living / Dining Room - 17'6" x 14' (5.33m x 4.27m)

A large and light 'L' shaped room with a Juliet Balcony and UPVC double glazed window overlooking the communal courtyard and gardens. Electric storage heater, TV point, telephone point, fitted carpet. Feature fireplace housing electric fire.

Kitchen - 8'11" (2.72m) maximum x 5'8" (1.73m) maximum

A well-equipped Kitchen with matching wall and floor units with work surfaces and inset stainless steel sink unit. Built-in 4-ring electric hob with extractor hood above, built-in eye level oven. Integrated fridge and freezer. Vinyl flooring. UPVC double glazed window.

Bedroom - 12'5" (3.78m) x 10'11" (3.33m) maximum

A light double Bedroom with UPVC double glazed window overlooking the communal courtyard and gardens. Built-in wardrobe. Electric storage heater, TV point, fitted carpet.

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Bathroom - 8'10" x 7'6" maximum (2.7m x 2.29m maximum)

3-piece suite comprising WC, wash hand basin and bath with shower over in fully tiled surround. Vinyl flooring, electric fan heater, electric towel radiator, extractor fan. Built-in cupboard housing boiler and shelving.

Outside

There are well-maintained communal gardens.

Residents can be allocated a parking space on request if required.

Useful Information

The apartment has recently been re-decorated throughout.

Port Mill Court was constructed circa 2007

Leasehold - Balance of a 125-year lease which commenced in 2007

Occupancy restriction of 60 plus years of age to be able to purchase this property solely. However, if purchasing as a couple, the age restriction is reduced to 55 plus years of age

Ground Rent = £425.00 per annum (can be paid in 6-monthly instalments)

Service Charge = approximately £3,063.92 per annum (can be paid in 6-monthly instalments) to include water charges and laundry facilities

Council Tax Band

B - North Devon Council

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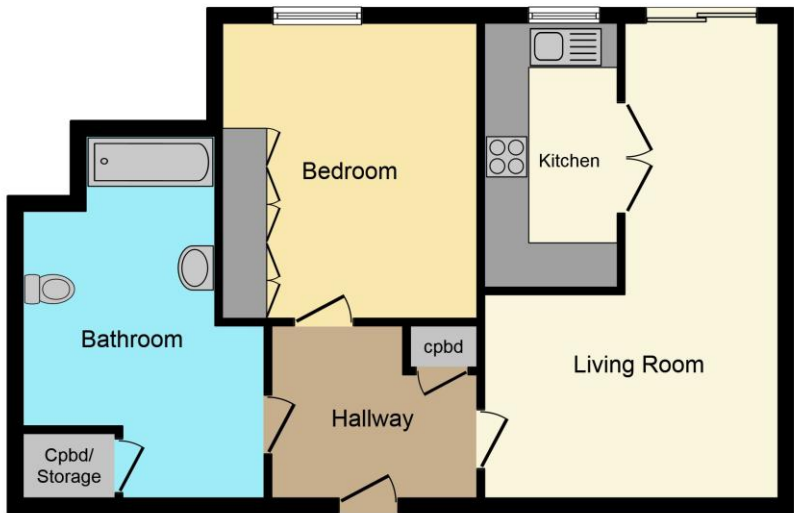
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Have a property to sell or let?

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.



Ground Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Directions

From our Office on Boutport Street, proceed up Bear Street to the junction with traffic lights and turn left. Continue to the next roundabout and proceed straight across. At the next roundabout, turn left and at the following roundabout, turn right to cross the River Yeo. Turn right into Mills Way where Port Mill Court will be located on your right hand side. Upon gaining access, continue through the doors turning right and take the lift to the First Floor. Upon exiting the lift, turn left and proceed part way down the Hallway to where number 29 will be located on your left hand side with a numberplate clearly displayed.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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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