

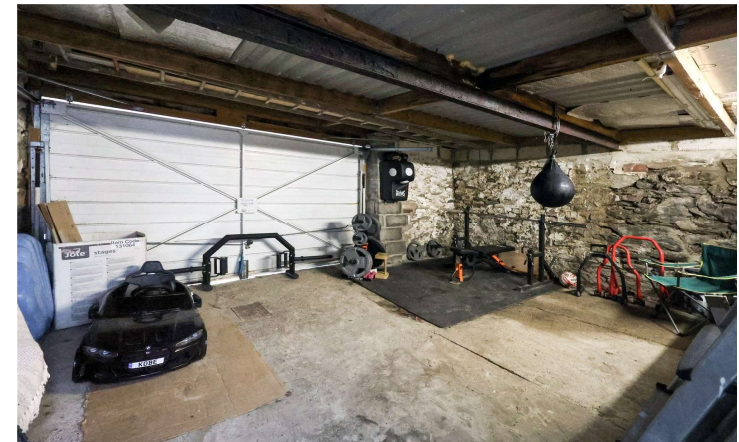


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Ground Floor Flat  
14 Hills View  
Barnstaple  
Devon  
EX32 8BN

**Guide Price: £175,000 Leasehold**



Changing Lifestyles

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



Ground Floor Flat, 14 Hills View, Barnstaple, Devon, EX32 8BN

## A STYLISH & SPACIOUS GROUND FLOOR APARTMENT



- Generous double Bedroom with space for dressing area or home office
- Bright, elegant Lounge with feature fireplace
  - Modern Kitchen & handy Utility Room
  - Stylish contemporary Shower Room
- Sunny, private patio garden – perfect for relaxing or entertaining
  - Double Garage with power & light
  - Beautifully presented
- Ideal first time buy or investment opportunity



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A charming and beautifully presented ground floor apartment set within walking distance of Barnstaple Town Centre, whilst also boasting a Double Garage and a sizeable south-westerly facing garden. Number 14a Hills View offers a wonderful opportunity to step onto the property ladder or add to your portfolio.

On arrival, you're greeted by an elegant shared Entrance Hall, full of character with its original tiled flooring and traditional wooden doors. The entrance is shared with the first floor flat (14b), adding to the sense of community within this delightful period property. Step inside the flat itself and you'll immediately appreciate the bright and spacious Living Room, featuring a classic fireplace, tasteful décor and a large double glazed window overlooking the green to the front – the perfect spot to relax after a long day. The Bedroom is a real highlight – generous in size, beautifully decorated and offering plenty of space for furnishings as well as a handy nook ideal for a dressing area or home office. A large rear window fills the room with light and looks out onto the patio garden. Off the hallway is a convenient understairs storage cupboard, ideal for tucking away household essentials.

The Kitchen is truly stunning – light, bright and modern with stylish worktops and an array of matching cupboards and drawers. There's space for a small dining table, and all major appliances are included in the sale (a 6-ring dual fuel cooker, space for a freestanding fridge/freezer and plumbing for a dishwasher). From the Kitchen, a step leads down into the Utility Room, where you'll find additional storage, a Baxi boiler (approx. 6 years old), and a cleverly designed area for the washing machine (also included in the sale). The marble effect tiled flooring with electric underflooring heating continues through to the Shower Room, creating a seamless, high-quality finish. The Shower Room, itself, is beautifully styled with tiled walls, a modern oval sit-on basin with vanity storage, a push-button WC, a heated towel rail and a large walk-in shower featuring a rainfall showerhead and separate handheld attachment.

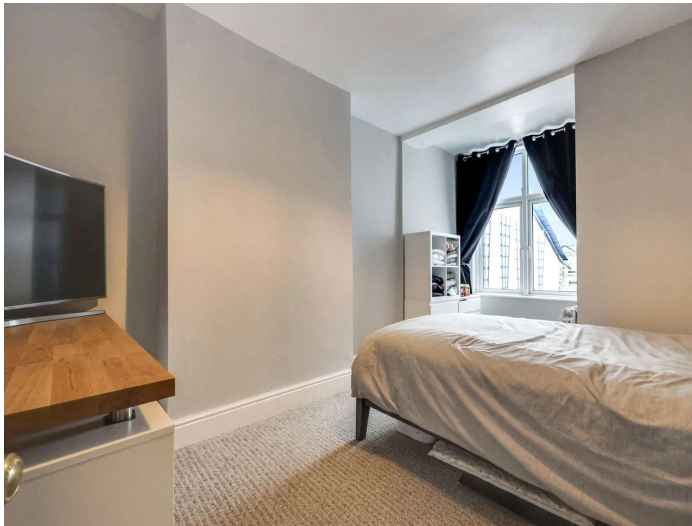
Outside, the private patio garden enjoys plenty of sunshine – perfect for relaxing or entertaining. The garden also provides direct access to the Double Garage which benefits from power and lighting. Garages in this area have been adapted for various uses such as Airbnb's or offices, and with the right permissions, there's potential to explore similar opportunities here. Residents' permit parking is available to the front of the property (approx. £30 per year, up to 2 permits per property, plus visitor permits). There is additional on-street parking nearby.

#### Lease Details

The property is Leasehold with the balance of an original 999-year lease which commenced 01-10-1991. NO Ground Rent or Service Charge payable.

#### Council Tax Band

A - North Devon Council



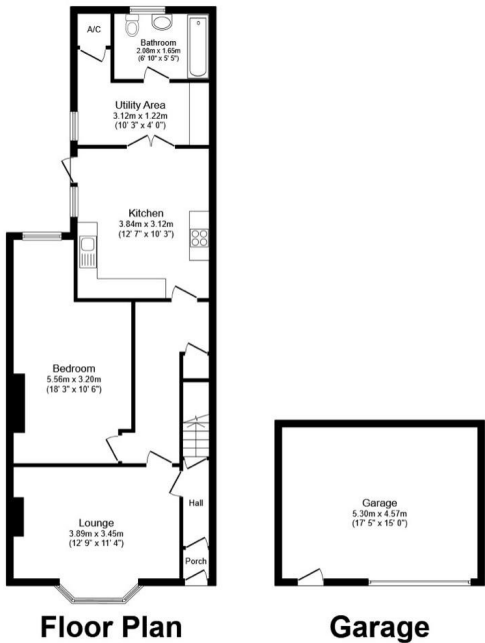


# Ground Floor Flat, 14 Hills View, Barnstaple, Devon, EX32 8BN



## 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.



Total floor area 117.3 sq.m. (1,262 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/merit.mountain.wimp>

From our offices on Boutport Street, continue along Bear Street through the traffic lights taking the second right hand turning into Hills View where number 14a will be located on your right hand side.

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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