



Bond
Oxborough
Phillips

Changing Lifestyles

21 Barum Court
Litchdon Street
Barnstaple
Devon
EX32 8QL

Guide Price: £120,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

21 Barum Court, Litchdon Street, Barnstaple, Devon, EX32 8QL

A WELL-MAINTAINED FIRST FLOOR RETIREMENT APARTMENT



- 1 double Bedroom
- Warden-assisted development for the over-60's
 - Generous Shower Room
- Spacious Living Room enjoying pleasant views over the communal gardens
 - Fitted Kitchen
 - Lift access to upper floors
 - Short walk to town centre
 - Communal gardens & parking
 - No onward chain



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Bond Oxborough Phillips are delighted to present to the market this well-maintained 1 Bedroom first floor leasehold apartment situated within the popular Barum Court development and offered for sale with no onward chain.

Constructed by McCarthy & Stone, Barum Court is a well-regarded, warden-assisted development for the over-60's, offering residents both independence and reassurance within a quiet and secure environment.

The accommodation is well laid out and comprises a welcoming Entrance Hall with useful storage cupboard, a generous Shower Room with WC and wash hand basin, and a well-proportioned double Bedroom benefiting from built-in wardrobes and ample space for additional freestanding furniture. The property further offers a spacious Living Room enjoying pleasant views over the communal gardens, which, in turn, leads through to a fitted Kitchen.

Externally, residents have the use of beautifully maintained communal gardens, along with communal parking.

This appealing apartment would make an ideal purchase for those seeking a comfortable, low-maintenance and convenient retirement lifestyle within a friendly and established development.

Lease Details

Tenure: Leasehold - The remaining balance of a 125-year lease dated from 1988.

Ground Rent: £221.47 payable every 6 months.

Service Charge: £1224.93 (covers 1st September 2025 - 28th February 2026) payable in advance.

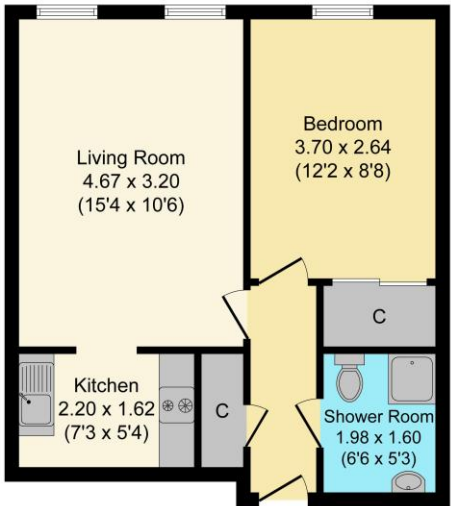
Council Tax Band

B - North Devon Council

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Floor Plan
Floor area 38.90 sq.m. (418.71 sq.ft.)

Total floor area: 38.90 sq.m. (418.71 sq.ft.)

This floor plan is for illustrative purpose 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.

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

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.

Directions

From Barnstaple Town Square proceed up Litchdon Street to the rear of the Imperial Hotel. At the end of this road, Barum Court will be situated on your left hand side where an agent will meet you outside the main entrance.

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