



Bond
Oxborough
Phillips

Changing Lifestyles

100 Barton Road
Barnstaple
Devon
EX32 8NG

Guide Price: £80,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

100 Barton Road, Barnstaple, Devon, EX32 8NG

A NEWLY DECORATED, PURPOSE-BUILT GROUND FLOOR APARTMENT



- 1 double Bedroom
- Light & well-proportioned Sitting Room
- Kitchen with access to the Conservatory offering a pleasant outlook over the garden
- Enclosed rear garden providing a rare & appealing outdoor space for a property of this type
- Communal parking area
- No onward chain
- Great first time buy or investment



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 newly decorated purpose-built 1 Bedroom ground floor apartment situated within ever-popular Whiddon Valley, offered to the market with no onward chain. An excellent opportunity for first time buyers, downsizers or investors alike.

This attractive home benefits from UPVC double glazing and gas fired radiator central heating throughout, and offers well-balanced accommodation arranged over one level.

The property is approached via an Entrance Porch providing a practical space for coats and shoes, which, in turn, leads into a light and well-proportioned Sitting Room. The Kitchen is fitted with a range of white wall and base units complemented by tiled splashbacks and a stainless steel sink unit and a built-in oven beneath a 4-ring hob. From here, access is provided to the Conservatory - a versatile addition offering a pleasant outlook over the garden.

The Bedroom is well-proportioned and accommodates a double bed and essential furnishings. The Bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the apartment enjoys the notable advantage of its own enclosed rear garden, laid predominantly to lawn, providing a rare and appealing outdoor space for a property of this type. A gravelled pathway leads to the communal parking area.

Whiddon Valley remains a consistently sought-after residential location, favoured for its excellent convenience. A range of local amenities are within easy reach, alongside well-regarded schooling and superb transport links offering swift access to the town centre, surrounding countryside and major road connections.

A superb opportunity to acquire a comfortable and low-maintenance home in a highly regarded area.

Council Tax Band

A - North Devon Council

Agent Notes

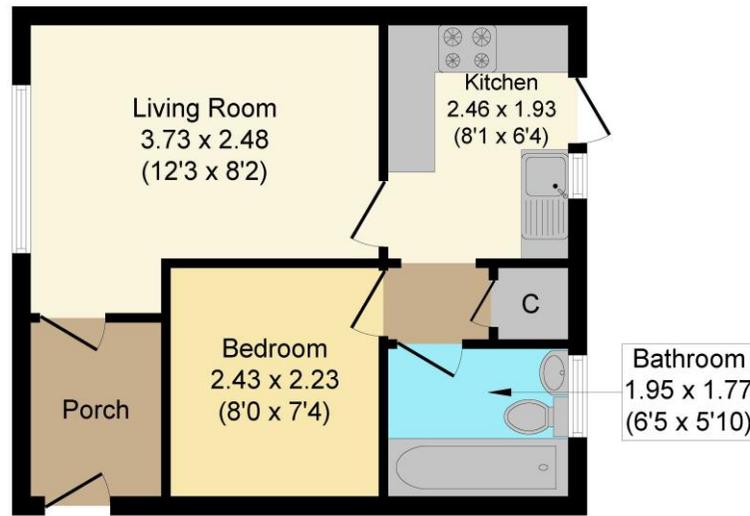
Tenure: Leasehold. There is the remaining balance of a 100-year lease dated 25th December 2013.

Ground Rent: £200.00 per annum payable by yearly instalments on 24th June each year. The Ground Rent will increase in line with PRI every 10 years.

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Ground Floor
Floor area 28.90 sq.m. (311.07 sq.ft.)

Total floor area: 28.90 sq.m. (311.07 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		74 C
55-68	D	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/video.rejoins.download>

From our Office on Boutport Street proceed up Bear Street turning right at the traffic lights onto Alexandra Road. Continue along this road until reaching the roundabout where continue straight onto Barbican Road. At the next roundabout, take the first exit onto Victoria Road and continue along Eastern Avenue. At the next roundabout, turn left signposted Whiddon Drive with signposts for Whiddon Valley. Continue along this road taking the second left hand turning signposted Barton Road. Continue for a couple of hundred meters bearing left to where the property will be found on your right hand side. Parking can be found at the rear of the property or on-road.

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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