



Bond
Oxborough
Phillips

Changing Lifestyles

52 Port Mill Court
Mills Way
Barnstaple
Devon
EX31 1GW

Guide Price: £175,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

52 Port Mill Court, Mills Way, Barnstaple, Devon, EX311GW

A MODERNISED MCARTHY & STONE THIRD FLOOR RETIREMENT FLAT FOR THE OVER 60'S



- 1 double Bedroom with balcony overlooking the town centre and nearby estuary
 - Contemporary Shower Room
 - Bright & spacious Living Room with balcony overlooking Barnstaple Town Centre & offering attractive river views towards Rolle Quay
 - Newly fitted modern Kitchen
 - Residents' lounge & communal laundry facilities
- Close to Barnstaple Town Centre, Pilton Park & local amenities
 - No onward chain



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Presented to the market is this recently modernised McCarthy & Stone retirement flat located in the desirable development of Port Mill Court. Available to buyers aged 60 years or above, this is a fantastic opportunity to acquire low-maintenance yet spacious accommodation within walking distance of Barnstaple Town centre and nearby amenities.

The welcoming central Hallway provides access to all principal rooms, with the kitchen accessed via the living / dining room.

The contemporary Shower Room offers a practical walk-in shower, low-level wash basin with under-sink storage, and a WC.

The spacious Bedroom provides built-in wardrobes, ample space for free-standing furniture, and enjoys a balcony overlooking the town centre and nearby estuary.

The bright and spacious Living Room enjoys a sunny aspect with access to another private balcony overlooking Barnstaple Town Centre and offering attractive river views towards Rolle Quay. The room also features a fireplace with electric fire and the added benefit of a Careline emergency response system.

The property benefits from a newly fitted modern Kitchen featuring a range of contemporary wall and base units with wood-effect worktops and integrated appliances, including an electric hob, microwave and fridge / freezer. The space also provides attractive views across the river, town and Rolle Quay.

Residents of Port Mill Court benefit from a selection of well-kept communal amenities, including pleasant landscaped gardens and a conveniently located shared laundry facility. Resident parking may also be available by request, subject to availability, adding further appeal for those seeking on-site parking.

Council Tax Band

B - North Devon Council

Agent Notes

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)

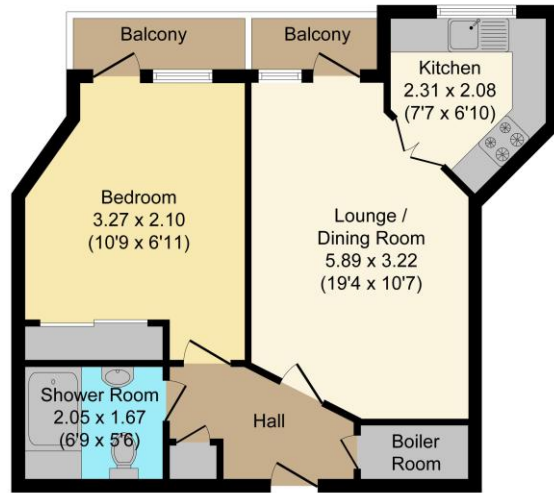
Service Charge = approximately £3188.00 per annum (can be paid in 6-monthly instalments) to include water charges and laundry facilities

Apartment Position - This property is situated on the 3rd floor of the development with nearby lift access.

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Ground Floor

Floor area 41.50 sq.m. (446.70 sq.ft.)

Total floor area: 41.50 sq.m. (446.70 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	81 B	83 B
69-80	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/logic.dunes.cooks>

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 Third Floor.

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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