



Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 7 Daniel Court
Boutport Street
Barnstaple
Devon
EX31 1AL

Guide Price: £160,000

Leasehold



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01271 371 234
barnstaple@bopproperty.com

Apartment 7 Daniel Court, Boutport Street, Barnstaple, Devon, EX31 1AL

A RECENTLY REDECORATED FIRST FLOOR FLAT



- 2 double Bedrooms
 - Bathroom
- Open-plan Lounge / Diner / Kitchen
- Located in Barnstaple Town Centre
 - No onward chain
- Gated access from both Boutport Street & Bedford Row
 - Sunny aspect communal garden



Barnstaple Town Centre, the historic and regional centre of North Devon. Situated in the valley of the River Taw, it 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 and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.



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A recently redecorated First Floor flat which is part of a detached property containing this flat and a Ground Floor flat. The property is situated between Boutport Street and Bedford Row in a quiet location within Barnstaple Town Centre.

The First Floor flat is offered for sale with no onward chain and has 2 double Bedrooms, a Bathroom and an open-plan Lounge / Diner through to a Kitchen. The property benefits from having a sunny aspect communal garden.

Communal security fob gated entrance to all flats

Separate fob gates to both Boutport Street and Bedford Row. Dual access security gates.

Entrance

Private door access to carpeted stairs leading to First Floor Flat. Radiator, wood laminate flooring, carpeted stairs. Consumer unit. Double glazed window allowing ample light to flood in.

Open-plan Lounge / Diner / Kitchen - 23'1" x 12'11" (7.04m x 3.94m)

A bright and light open-plan space with half wall separating the Kitchen.

Kitchen - 12'11" x 8'4" (3.94m x 2.54m)

White fitted Kitchen with matching wall and floor units and worktop over with inset 1.5 bowl stainless steel sink and drainer. Built-in 4-ring gas hob with

extractor over and oven below. Space and plumbing for washing machine, space for fridge and freezer. Cupboard housing combination boiler with double glazed sash window. Tiled splashbacking, radiator, wood laminate flooring. Small half wall separating Lounge / Diner.

Lounge / Diner - 15'4" x 12'11" (4.67m x 3.94m)

A bright and light space with 2 double glazed sash windows. Telephone intercom, TV point, telephone point, radiator, wood laminate flooring.

Bedroom 1 - 15'8" x 8' (4.78m x 2.44m)

A spacious, light and bright double Bedroom with double glazed sash window overlooking the communal rear garden. TV point, radiator, fitted carpet.

Bedroom 2 - 14'8" x 8'3" (4.47m x 2.51m)

A well-proportioned double Bedroom with double glazed sash window to rear elevation overlooking the communal garden. Radiator, fitted carpet.

Bathroom - 7'1" x 16'6" (2.16m x 5.03m)

A modern white 3-piece suite comprising panelled bath with direct feed shower over in half tiled surround, WC and wash hand basin with tiled splashbacking. Towel radiator, wood laminate flooring, extractor fan, spot lights.

Outside

The property has a small communal garden. There is space to the front of the property for potted plants.

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Useful Information

The property was painted externally within the past year.

Storage area in loft space.

We understand from the vendor that the property was previously rented for £750.00 per calendar month.

The property does not have any parking but a residential permit is available to purchase for the nearby streets and / or long stay car parks.

Lease Details

999-year Lease which commenced 2007.

Ground Rent and Service Charge - £450.00 per annum.

Council Tax Band

A - North Devon Council

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Floor Plan

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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	

Directions

From our Office proceed on Boutport Street continuing to your right hand side heading towards the Museum. On your left hand side you will see Roots restaurant and Oxfam charity shop. There is a small walkway in between these 2 buildings with a gated entrance to the property. An agent will meet you at this gated entrance. Please call the office if you have any difficulties locating the property.

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.

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