

102 Barton Road
Barnstaple
Devon
EX32 8NG

Guide Price: £105,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

102 Barton Road, Barnstaple, Devon, EX32 8NG

A PURPOSE-BUILT FIRST FLOOR FLAT REQUIRING UPDATING

- 1 Bedroom
- Light Lounge with feature gas fire
 - Fitted Kitchen
- Bathroom with 3-piece white suite
- Communal parking offered on a first-come-first-serve basis
 - No onward chain
- A great first time purchase or investment opportunity



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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Available for sale with no onward chain and requiring updating throughout is this purpose-built First Floor 1 Bedroom flat. The property is well connected to Barnstaple Town and is a great first time purchase or investment opportunity.

Internally, the property has a private Entrance Hall with storage, a light Lounge with feature gas fire and countryside glimpses, a well-proportioned Bedroom with fitted storage and countryside glimpses, a fitted Kitchen with matching wall and floor units and space and plumbing for under counter appliances, and a Bathroom with a 3-piece white suite including a shower over the bath.

Parking is communal and is offered on a first-come-first-serve basis.

Council Tax Band

A - North Devon Council

Agents Notes

The boiler provides hot water only

The Lease term remaining is 90 years

Service Charge: £47.50 (per month)

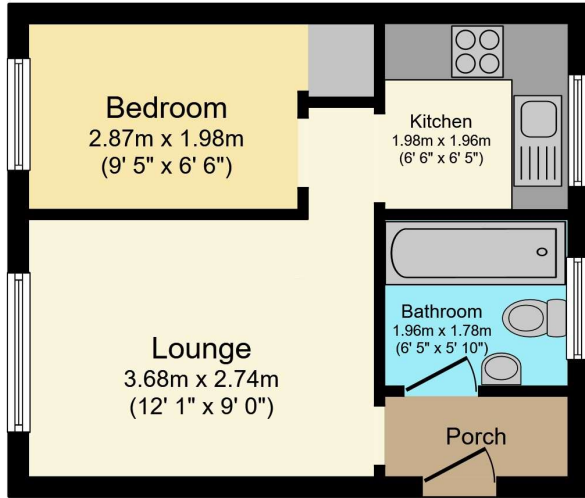
Ground Rent: £32.50 including Building Insurance (per a month)

Parking is unallocated

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Floor Plan
Floor area 27.7 m² (298 sq.ft.)

TOTAL: 27.7 m² (298 sq.ft.)

This floor plan is for illustrative purposes 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

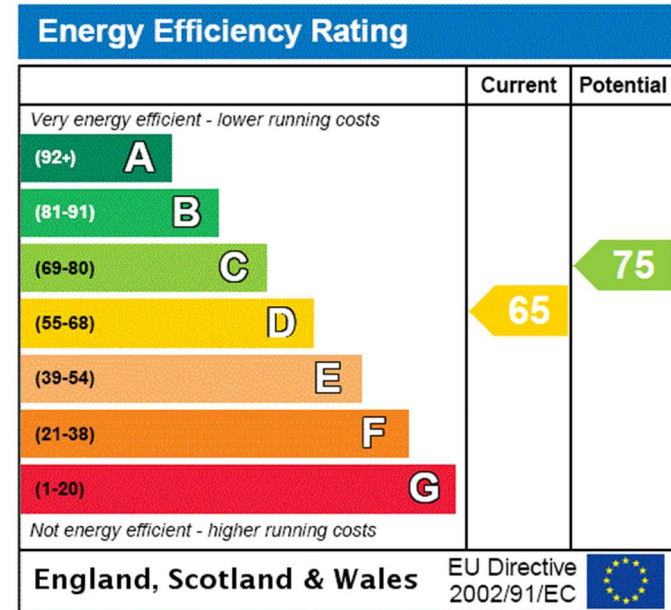
Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/snack.economics.exclusive>

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 with a For Sale board clearly displayed in the window. Parking can be found at the rear of the flat or on-road.

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.



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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