



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 3
11 Ebberley Lawn
Barnstaple
Devon
EX32 7DJ

Guide Price: £110,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Flat 3, 11 Ebberley Lawn, Barnstaple, Devon, EX32 7DJ

A GRADE II LISTED GROUND FLOOR FLAT



- 1 Bedroom

- Open-plan Kitchen / Living Room with large windows that allow for a flood of natural light
 - Bathroom with classic 3-piece suite
 - Original sash windows
 - Large communal lawned garden
 - Allocated parking space
- Great location with easy access to public transport links & local amenities
- Currently rented out & the existing tenant would be pleased to stay
 - No onward chain



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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Offered for sale is this Grade II listed 1 Bedroom Ground Floor flat nestled within walking distance from the bustling Barnstaple Town Centre. The property is in a neutrally decorated condition, allowing potential buyers the opportunity to add their personal touches and enhance the charm of the flat.

The living quarters of this flat features an open-plan Kitchen / Living Room. The Living Room boasts large windows that allow for a flood of natural light, adding a sense of grandeur to the room. The Kitchen is well-appointed and ideal for modern living.

The flat offers a cosy yet well-proportioned double Bedroom equipped with built-in wardrobes, providing ample storage space. The Bathroom features a classic 3-piece suite.

Unique features of this property include its original, charming sash windows, adding an undeniable character to the flat. The property benefits from a large communal lawned garden, providing an excellent space for relaxation while enjoying the outdoors. Additionally, the property comes with the convenience of an allocated parking space, located to the front of the property.

The location of this flat is ideal, offering easy access to public transport links and local amenities. The property is currently rented out, and if desirable, the existing tenant would be pleased to stay, making it a potentially attractive option for investors.

Offered for sale with no onward chain, this property is a fantastic opportunity for first time buyers or those looking to downsize.

Council Tax Band

A - North Devon Council

Lease Details

The remainder of a 999-year Lease remains dated 2005

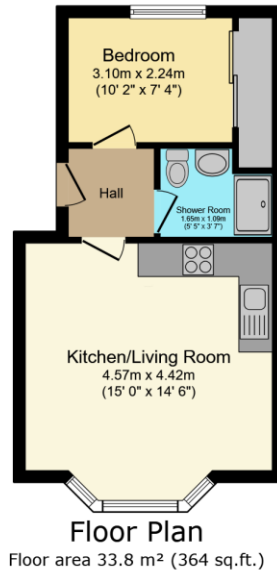
Each apartment owns a 1/5th share of the Freehold

The current maintenance charge with Peninsular Management is £1454.20 payable bi-annually

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TOTAL: 33.8 m² (364 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

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 our Office on Boutport Street, proceed up Bear Street. At the traffic lights, proceed straight across staying on Bear Street. Take the first right hand turning into Ebberley Lawn and bear right through the large pillars into the communal area. Flat 3, 11 Ebberley Lawn will be found on your right hand side.

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