



Bond
Oxborough
Phillips

Changing Lifestyles

25 Peards Down Close
Whiddon Valley
Barnstaple
Devon
EX32 8PF

Asking Price: £110,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

25 Peards Down Close, Whiddon Valley, Barnstaple, Devon, EX32 8PF



A FIRST FLOOR FLAT OFFERED FOR SALE WITH NO ONWARD CHAIN

- 1 Bedroom
- Open-plan Kitchen / Living Room
 - Well-equipped Kitchen
- Located within easy reach of Barnstaple Town Centre
- A fantastic opportunity for first time buyers & investors



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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We present to the market this 1 Bedroom flat which is well-connected to Barnstaple Town Centre and offers a fantastic opportunity for first time buyers and investors.

Internally, you are greeted by an open-plan Kitchen / Living Room, with ample room for free standing furniture as well as featuring scenic south-facing glimpses of the countryside. The Kitchen is well-equipped and enjoys plenty of light that floods into the space.

The Bedroom is well-proportioned, and offers built in storage.

Additionally, this flat is being offered for sale with no onward chain, making for a straightforward purchase. Call 01271 371 234 now to arrange a viewing.

Council Tax Band

A - North Devon Council

Lease Details

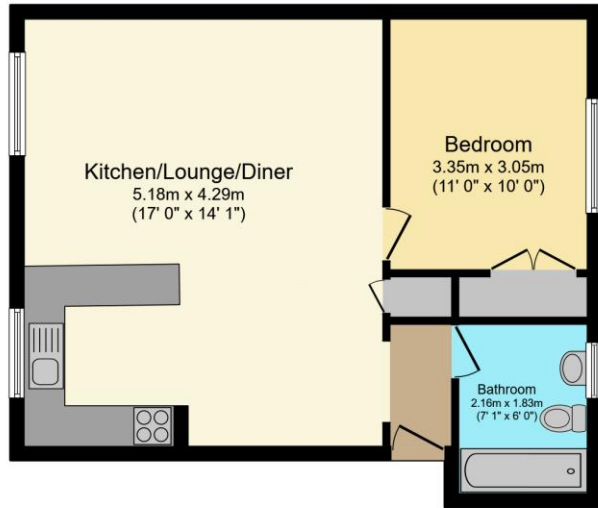
The property has the balance (86-years) of an original 99-year Lease.

Service Charge - £400.00 per annum

Ground Rent - £200.00 per annum

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Floor Plan
Floor area 53.7 m² (578 sq.ft.)

TOTAL: 53.7 m² (578 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

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 turn left 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 metres bearing left to where 25 Peards Down Close 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(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	

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.