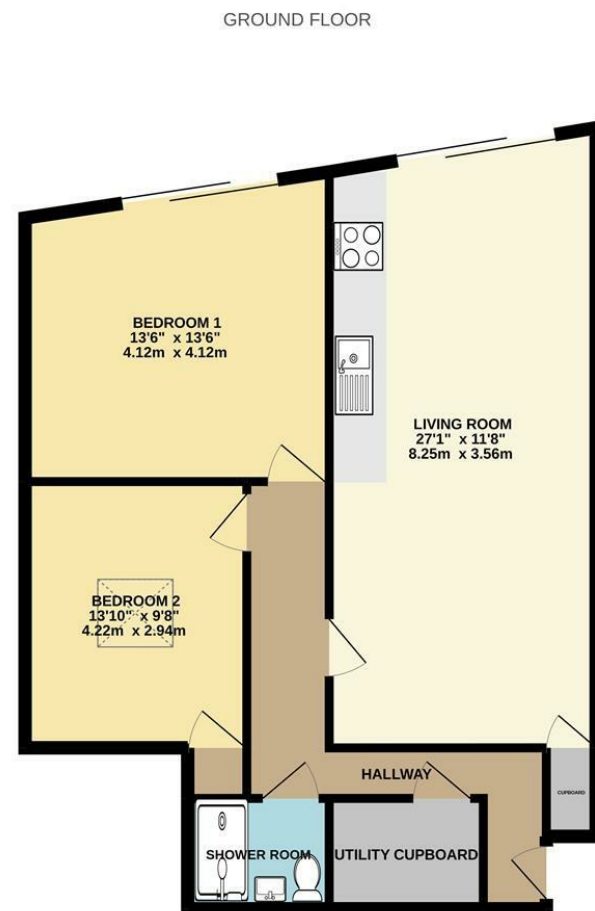




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Bed Apartment

31 Regent House, Queen Street, Barnstaple, Devon, EX32 8FH

Fixed Asking Price

£160,000

- CASH BUYERS ONLY
- 2 Allocated Parking Spaces
- A MUST VIEW!
- Top Floor Penthouse Apartment With Views
- Lift Which Services All Floors
- Balcony Perfect For Outside Dining
- Remainder Of A 999 Year Lease

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

Accessed by a video entry system, a lift provides access to all floors, this apartment is situated on the third floor. Once inside there is a large hallway which provides level access to all of the rooms of the apartment. The kitchen/dining and living space is all open plan with a sliding door to the balcony. From the kitchen area, you have a view right across Barnstaple town. The kitchen is well equipped with both base and eye level units, plenty of preparation space, oven, inset sink and hob with extractor. This living space is perfect for socialising or hosting family and friends.

The bedrooms are a particularly good size, the principal bedroom has a private balcony and a view across the town. The secondary bedroom has a built-in storage cupboard and is naturally light with a skylight window. The shower room is well equipped and extensively tiled with a large shower, sink with vanity unit and low-level WC. Off the hallway, there is a very handy utility cupboard space. The current owners have created a 'city garden' using the balcony for many plants and screening. Now, a very attractive seating spot with a far-reaching view, one to be enjoyed for alfresco dining or summer entertaining.

The terms of the lease commenced on the 1st of January 2020, apartment 31 Regent House has a remaining balance of a 999-year lease from the above commencement date. The management fee for the apartment is currently £1781.32 (includes water rates) per annum and the ground rent is £150 per annum.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Outside

Regent House is a selection of purpose-built apartments complete to a luxury standard, the apartment block is well situated within short walking distance is Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. 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 golden sandy beaches of Woolacombe, Croyde and Instow are within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



Room list:

Communal Hall

Hallway

Kitchen Living Area
8.25 x 3.56 (27'0" x 11'8")

Bedroom 1
4.12 x 4.12 (13'6" x 13'6")

Bedroom 2
4.22 x 2.94 (13'10" x 9'7")

Shower Room

Utility Space