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GROUND FLOOR

3 BRUNSWICK WHARF, BARNSTAPLE, EX31 1AE

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Directions

Initially park next to the former Civic Centre on North Walk. Head north to the traffic lights at Northgate and the Apartments are to the left of the road. Using what3words free app for mobile phones enter the words ///corn.valley.urgent

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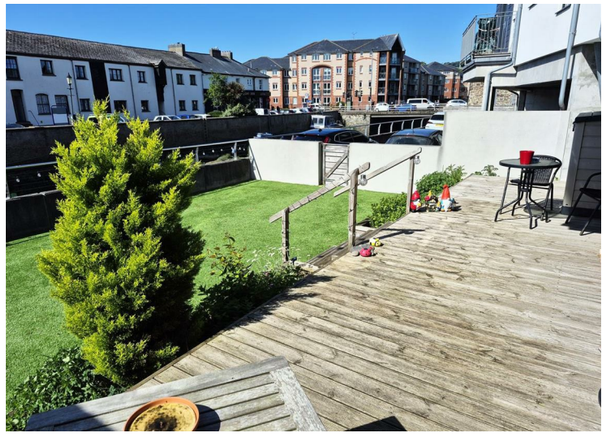
Excellent Ground Floor Apartment

3, Brunswick Wharf, North Walk, Barnstaple, Devon, EX31 1AE

Offers In The Region Of

£285,000

- Ground Floor - About 85 sq.m.
- 2 Bath/Shower Rooms
- Video Telecom Entry
- Balance of NHBC
- Open Plan Living Room 27 ft
- Built in Storage
- Allocated Car Space
- 3 Double Bedrooms
- External Ptivate Garden
- Secure Car Parking



Overview

Set on Barnstaple's historic waterfront to the east side of the River Yeo a tributary of the River Taw and within a stones throw of the town centre and its varied amenities. This light, bright and airy ground floor 3 bed, 2 bath apartment, nearly the largest in the development has a large private garden space next to the river.

Within easy level walking distance of Barnstaple Town Centre, the regional and administrative centre of North Devon.

Situated in the River Taw Estuary, with access to the Tarka Trail a largely traffic free cycle track and footpath within a few hundred yards. The town is surrounded by the beautiful rolling North Devon countryside with 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 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.

Number 3 is a modern ground floor 3 double bedroomed riverside apartment in a block of 12 similar units and sharing a communal entrance hall and stairs with video telecom admission shared with 4 other properties. Number 3 is one of the larger properties in the building and extends to about 82 square metres and also has double bifold doors to outside private garden space.

This apartment, vacant from the 5th June 2025 has been let on a shorthold tenancy agreement at a rent of £950 pcm.

Services
All mains

Council Tax
Band D

EPC Rating
Band B

Tenure
Leasehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 4
01271 327878 Out of hours
Michael Challacombe 07970 445204

Property Details

The apartment is accessed through a shared entrance hall (Voice/video entry)

Off this hall a door to the apartment opens into a central hallway, with recessed double store cupboard to the left.

To the right as you enter is the large open plan living area, with double bi fold doors opening to the private garden overlooking the River. The kitchen area has fitted units on two elevations including double drainer sink, dishwasher, 4 ring Zanussi hob with extractor hood over and oven under. Tall fridge freezer and other base and wall storage cupboards. There is a dining area and lounge area.

Also off the hall are the 3 double bedrooms, the master being en suite with a shower room with all bedrooms having built in double wardrobes. There is also a family bathroom.

Adjoining the apartment is secure access car parking where there is also a communal recycling room and letter boxes. The car space can also be accessed from the apartment's private garden gate.

Room list:

Shared Entrance Lobby

Video Telecom Entry

Entance Door

Entrance Hall

Open Plan Living Room
7.797 x 3.434 narrowing to 3.245
(25'6" x 11'3" narrowing to 10'7")

Bifold Doors to Outside Garden Area

Bedroom 1
3.707 x 3.280 (12'1" x 10'9")

En Suite
2.463 x 1.780 (8'0" x 5'10")

Bedroom 2
3.375 x 3.407 (11'0" x 11'2")

Family Bathroom
2.294 x 1.689 (7'6" x 5'6")

Bedroom 3
2.863 min x 3.407 (9'4" min x 11'2")

Allocated Car Space

Ground Rent - £250 per annum

Service Charge - £1,771 per annum

Leasehold - Balance of 999 years from 2016/7