



TOTAL FLOOR AREA: 408 sq.ft. (37.9 sq.m.) approx.
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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NEWLY RENOVATED ONE BED FLAT

Flat 2, Litchdon Street, Barnstaple, EX32 8ND

Guide Price

£120,000

- NEWLY FITTED KITCHEN
- GAS COMBI BOILER & NEW RADIATORS
- SHARE OF FREEHOLD -1/3
- FRESHLY REDECORATED
- FIRST FLOOR FLAT
- CUSTOM MADE WOODEN DOUBLE GLAZING
- NEW CARPETS & FLOORING
- NO CHAIN
- CONVENIENT LOCATION

Directions

From the Barnstaple Square, proceed up Litchdon Street to the rear of the Imperial Hotel and Number 26 is situated on your right hand side. Parking is available nearby at Litchdon Street Car Park & Belle Meadow Car Park.

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Hallway

Kitchen

3.57m x 1.69m (11'8" x 5'6")

Living Room

3.53m x 3.44m (11'6" x 11'3")

Double Bedroom

3.37m x 3.58m (11'0" x 11'8")

Wardrobes

Shower Room

2.39m x 1.71m (7'10" x 5'7")

Utility Area

PROPERTY DESCRIPTION

This beautifully refreshed first-floor apartment presents an excellent opportunity for first-time buyers, investors or those seeking a conveniently positioned town centre home. Recently redecorated throughout and benefiting from new carpets and flooring, the property offers bright, well-proportioned accommodation ready for immediate occupation with no onward chain.

Accessed via a communal hallway with stairs rising to the first floor, the apartment opens into an internal hallway leading to all principal rooms. The newly fitted galley-style kitchen is well arranged with modern cabinetry, work surfaces and an integrated electric oven, providing a practical and contemporary cooking space.

The living room is a particularly attractive feature, enjoying two large custom-made wooden double glazed windows which flood the room with natural light and create a pleasant outlook. The neutral décor enhances the sense of space and light throughout.

To the rear of the apartment is a modern three-piece shower room fitted with a shower enclosure, wash hand basin and WC. The generous double bedroom offers built-in wardrobe storage, with a useful utility area positioned between the bedroom and shower room, providing additional practicality.

Further benefits include a gas combi boiler, new radiators, share of freehold (1/3), and all mains services connected. This is a well-presented and low-maintenance home in a highly convenient location.

Services

ALL MAINS SERVICES
CONNECTED

Council Tax band

A

EPC Rating

C

Tenure

Share of Freehold

Viewings

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



OUTSIDE & SURROUNDING AREA

The property is situated on Litchdon Street, within comfortable walking distance of Barnstaple town centre. This central yet tucked-away position offers immediate access to a wide range of amenities including shops, supermarkets, cafés, restaurants, leisure facilities and everyday services.

In one direction, the town centre provides a vibrant mix of high street and independent retailers, together with a theatre, cinema and leisure centre. In the other direction, pleasant riverside walks lead towards Rock Park, offering green open space ideal for relaxation and outdoor recreation.

Barnstaple is the regional centre of North Devon, set within the picturesque Taw Valley and surrounded by rolling countryside. The stunning North Devon coastline, including the popular beaches of Woolacombe, Croyde and Instow, is within easy driving distance. The A361 North Devon Link Road provides straightforward access to the M5 motorway network, while Barnstaple railway station offers regular connections to Exeter and beyond.

Public parking is available nearby at Litchdon Street Car Park and Belle Meadow Car Park, making this an ideal location for those seeking convenience, accessibility and a low-maintenance lifestyle in the heart of North Devon.

PLEASE NOTE: PHOTOS ARE VIRTUALLY STAGED

