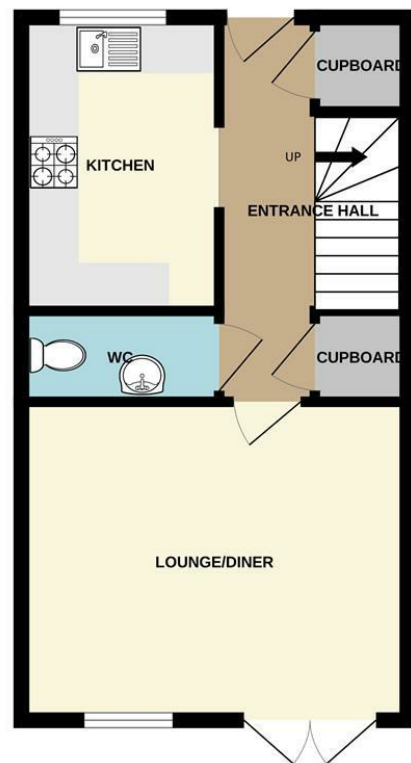
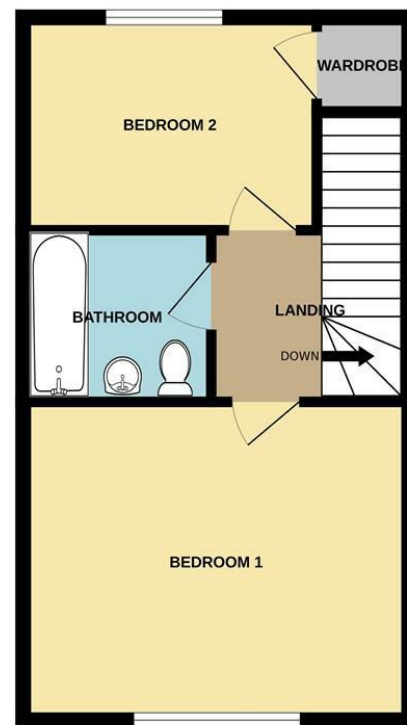


GROUND FLOOR



1ST FLOOR



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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## Directions

Head out of Barnstaple Northbound on North Road (Hospital Hill). At the top of the hill you will reach a roundabout. Take the third exit towards the Hospital and take the immediate left on to Roborough Road. The take the first left again joining Trayne Heights. Follow the road round to the right and right again. 60 will be situated on the left.

**Looking to sell? Let us  
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for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Two Bed Semi Detached House

60 Trayne Heights, Barnstaple, EX31 4FQ

40% Shared ownership

**£104,000**

- NO CHAIN
- NHBC Warranty Remaining
- 40% Part Ownership
- Modern Kitchen
- Popular Residential Location
- Driveway Parking



- Room list:**
- Entrance Hall**
- Kitchen**  
3.33m x 2.25m (10'11" x 7'4")
- Lounge Diner**  
3.55m x 4.38m (11'7" x 14'4")
- WC**  
1.04m x 2.25m (3'4" x 7'4")
- Landing**
- Bedroom 1**  
3.55m x 4.38m (11'7" x 14'4")
- Bedroom 2**  
2.37m x 3.34m (7'9" x 10'11")
- Bathroom**  
1.94m x 2.13m (6'4" x 6'11")
- Driveway Parking**

Property Description

Designed for modern, practical living, the property benefits from the remainder of its NHBC warranty, offering valuable peace of mind. The entrance hall leads into a contemporary kitchen, fitted with sleek units, generous worktop space, an electric oven, gas hob, and served by a gas combi boiler, ensuring efficient heating and hot water throughout the home. To the rear, the spacious lounge/diner, provides an inviting setting for both relaxing and entertaining, with French doors opening directly onto the garden. A useful ground-floor WC completes the accommodation on this level.

Upstairs, there are two well-proportioned bedrooms, including a generous main bedroom and a versatile second bedroom ideal for children, guests, or a home office. The modern family bathroom features a white suite with a bath and overhead shower, offering both comfort and practicality.

Externally, the property benefits from an enclosed rear garden, providing a private space for outdoor dining, gardening, or play. To the front, driveway parking ensures everyday convenience. The home is Freehold, connected to all mains services, and enjoys an efficient EPC rating of B.

Remaining lease term is 121 years  
If a buyer purchases the 100%, this lease term will fall away on completion  
Monthly rent = £358.91  
Monthly service charge = £61.19  
Please see below the Service Charge breakdown:

- Grounds maintenance
- £1.01
- Buildings Insurance
- £8.37
- Sinking Fund
- £8.33
- Management Fees
- £2.31
- Management company costs
- £40.15
- Estate cleaning services
- £1.02

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

B

Tenure

Freehold

Viewings

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

