

GROUND FLOOR



FLAT D, LONGSTONE HOUSE EX31 1QU

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 is given as to their operability or efficiency can be given.  
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## One Bedroom First Floor

Flat D, Longstone House, Under Minnow Road, Pilton, Barnstaple, EX31 1QU

Offers In Excess Of  
**£90,000 -  
£100,000**

- To Be Sold As Tenanted
- In Stunning Period House
- Friday 28th March 2025
- Shorthold Tenancy
- Popular Pilton Area
- Portmore Golf Course
- One Bedroom Apartment
- Auction, unless sold

## Directions

From Barnstaple leave the town on the A39 as through to Lynton. At the first traffic lights turn left and immediately right into Pilton Street. Pass by the various shops and Pubs in Pilton street and at the top bear left. Proceed for a half mile or so when you will enter Under Minnow Road. Longstone is the last house to the left behind the high stone wall. Best to park in the Street and walk in. Using what3words free app enter the words ///cares.final.spite

**Looking to sell? Request  
a free sales valuation  
for your property.**

**Call 01271 327878**

**or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)**

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## Room list:

Rear Access

Rear Courtyard

Hallway

Entrance Hall

Living Room

3.64 x 3.37 (11'11" x 11'0")

Kitchen

3.0 x 1.96 (9'10" x 6'5")

Bedroom

3.7 x 3.0 (12'1" x 9'10")

Bathroom

2.58 x 1.70 (8'5" x 5'6")

Utility Room

1.40 x 1.02 (4'7" x 3'4")

Shared Off Road Car Parking

**NOTE**

No external patio or garden

This first floor 1 bed roomed apartment is set in this most impressive Town House, one of 4 similar apartments, together with the owners accomodation. The house is in the ever popular Pilton area of the town handy for local shops in Pilton or the main town itself, North Devon District Hospital, Pottington Business Park, the largely traffic Tarka Trail cycle path aound the Taw and Torridge estuaries and the A361 road out of Barnstaple towards Braunton and the North Devon coastline at Saunton, Croyde and Woolacombe.

The flat is approached from the rear into a shared car parking area and then into a shared courtyard at the back of the house and up a flight of steps into the building itself. The flat is in the "west wind" overlooking the garden and catching the evening sun.

Note - Internal pictures taken from a previous sale brochure.

LEASE - sold with an existing tenant who is paying £575 pcm from November 2022. Leasehold - 999 year Lease. Ground Rent £50 per month. Service charge £111 pcm.

METHOD OF OFFERING: The property is to be sold by Public Auction on Friday 28th March 2025 (unless sold) at 3.00 pm at The Portmore Golf Park, Landkey Road, Barnstaple EX32 9LB

MONEY LAUNDERING: Please note that any person buying or bidding at auction must produce documentation to confirm their name and residential address. These documents will be requested at the time of registration and, if you are successful, copies will be taken for our reference.

BUYERS ADMINISTRATION FEE: in addition to the 10% deposit payable upon exchange of contracts, purchasers will be required to pay a buyers administration fee of £750.00 (seven hundred and fifty pounds including VAT) which can be paid by separate cheque or added to the deposit.

GUIDE PRICE: Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change an any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property for during the auction) which we expect will be set within the guide range of no more than 10% above a single price figure.

SPECIAL CONDITIONS OF SALE: The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained from the vendors solicitors. It is assumed that the purchaser has made all the necessary inquiries prior to the auction.

RESERVE: The property is offered subject to a reserve price. The Auctioneers reserve the right to bid on behalf of the vendors or to withdraw the property from the auction in the event of it not reaching its reserve.

LOCAL AUTHORITY: North Devon Council, Barnstaple, Devon EX31 1DG Tel: 01271 388288

SOLICITORS: Wollens - address and contact TBC

## Services

All Mains. Gas C/heat

## Council Tax band C

## EPC Rating C

## Tenure: Leasehold

## Viewings

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

