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Directions

From the Barnstaple Square, proceed up Litchdon Street to the rear of the Imperial Hotel and at the end of this road Barum Court will be directly ahead. There is visitors parking at the rear.

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

Call 01271 327878

or email barnstaple@phillipsland.com

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One Bed Retirement Apartment

43 Barum Court, Litchdon Street, Barnstaple, Devon, EX32 8QL

Guide Price

£115,000

- Second Floor Apartment
- No Ongoing Chain
- Excellent On Site Facilities
- UPVC Double Glazed
- Electric Storage Heating
- Manicured Communal Gardens
- Well Fitted Kitchen
- Modern Shower Room
- Upgraded Lift - 2020





Property Description

Phillips Smith & Dunn are delighted to offer this 1 bedroom second floor apartment with views overlooking the Devon countryside, presented in superb condition, having the advantage of a newly fitted kitchen with window aspect, including full-size oven, hob, fridge, separate freezer and dishwasher, a modern fitted bathroom with double shower, double bedroom with built in wardrobes and a large useful walk in storage cupboard. It offers a well-arranged interior complete with modern, recently fitted wall mounted electric heaters and PVC double glazing. Offered vacant with no ongoing chain.

Barum Court was built in 1988 by McCarthy & Stone comprising of 51 retirement apartments with an age restriction of over 60s only. Forming an attractive building set in mature landscaped communal gardens with residents and visitors parking. The town centre itself offers an excellent range of facilities and is within a short walking distance along Litchdon Street from Barum Court. The complex offers many facilities to enable a comfortable retirement with a residents' lounge, laundry room, house manager along with the reassurance and comfort of full security features including an electric door and alarm systems. All floors are lift assisted.

Barnstaple, the regional centre of North Devon is only a few minutes' level walk away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.

Service Charge: Approx £3,600 pa
Ground Rent: £498 pa

Services
Mains Water, Electric & Drainage

Council Tax band
B

EPC Rating
C

Tenure
Leasehold

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





Outside & Surrounding Area

The communal gardens are extremely attractive and are regularly maintained and stocked with a wide variety of established plants, shrubs and trees. The gardens surround the building incorporating a number of seating areas including a private shaded seating area under a gazebo covered with a rambling Wisteria. There is also a communal rotary clothes drying area. The perimeter of the development has been smartly finished with stone walling and wrought iron railings. Furthermore there are good parking facilities for both residents and visitors within the rear courtyard.



Room list:

Hall
3.25m x 0.94m (10'7" x 3'1")

Lounge
5.33m x 3.05m (17'5" x 10'0")

Kitchen
2.26m x 2.11m (7'4" x 6'11")

Shower Room
2.18m x 1.63m (7'1" x 5'4")

Bedroom
4.34m x 2.64m (14'2" x 8'7")

Communal Room

Communal Laundry Room