

#### 11 BARUM COURT, BARNSTAPLE

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#### Directions

From the town square proceed to the bus station roundabout and take your 3rd exit coming back on yourself, after passing Belle Meadow car park turn left into Taw Vale, bear immediately left passing The Bike Shed and into Litchdon Street, proceed to the end of the road and at the junction continue ahead and turn immediately left into Barum Court. Proceed under the arch to the visitors parking at the rear.

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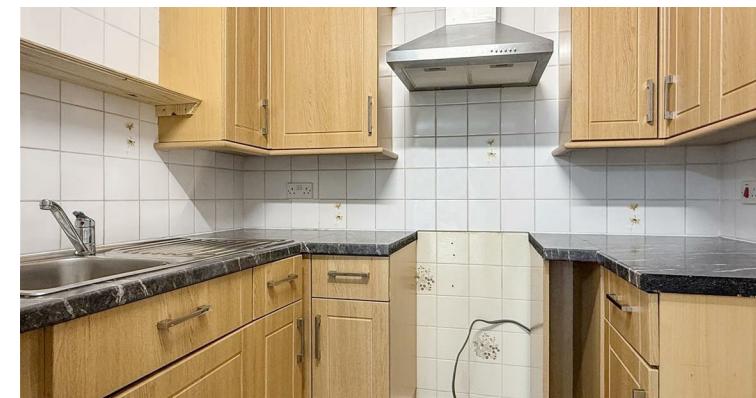
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Guide Price

**£130,000**

#### One Bed Ground Floor Retirement Apartment

11 Barum Court Litchdon Street, Barnstaple, North Devon, EX32 8QL

- Ground Floor Apartment
- UPVC Double Glazing
- No Ongoing Chain
- Onsite House Manager
- Communal Gardens
- Short Level Access To Town
- Over 55s Apartment
- Excellent Onsite Facilities
- Access To Private Courtyard



## Room list:

### Inner Hall

2.64m x 0.94m (8'7" x 3'1")

### Sitting Room

5.30m x 3.23m (17'4" x 10'7")

### Kitchen

1.64m x 2.22m (5'4" x 7'3")

### Bedroom

4.33m x 2.65m (14'2" x 8'8")

### Shower Room

2.01m x 1.64m (6'7" x 5'4")

## Overview

Phillips Smith and Dunn are pleased to present this delightful ground floor one-bedroom retirement apartment, situated within the sought-after Barum Court development. Built in 1988 by McCarthy & Stone, Barum Court comprises of 51 purpose-built retirement apartments and offers a secure and welcoming environment for residents aged 60 and over (or 55+ for single occupancy).

This attractive development is set amidst mature, landscaped communal gardens and benefits from both residents and visitors' parking. Conveniently located, Barum Court is just a short, level walk along Litchdon Street to Barnstaple town centre, which provides a comprehensive range of shops, services, and amenities.

Barum Court is designed to support a comfortable and independent retirement lifestyle, offering a residents' lounge, laundry room, resident house manager, and full security features including an electric door entry system and emergency alarm facilities. All floors are accessible via a lift.

### Apartment Overview

This beautifully presented ground floor apartment enjoys a desirable corner position within the development and benefits from direct access to the communal gardens via a personal door from the sitting room.

Entrance Hall: Welcoming inner hall with a handy storage cupboard housing the immersion heater.

Shower Room: Stylish and well-appointed, with non-slip flooring, a walk-in open shower area, a wash hand basin set in a modern vanity unit, and fully tiled walls.

Sitting Room: Bright and airy with a sunny aspect, offering a direct door out to the garden, ideal for easy outdoor access and peaceful enjoyment.

Kitchen: Modern and practical, fitted with oak-effect wall and base units, slate-effect rolled-edge worktops, a stainless steel sink, and space/plumbing for a fridge freezer.

Bedroom: Light-filled double bedroom with a fitted wardrobe featuring mirrored sliding doors and a pleasant garden outlook.

## Outside

The beautifully landscaped communal gardens are a key feature of the development, carefully maintained and richly planted with an array of mature trees, shrubs, and seasonal plants. These gardens surround the building and provide several peaceful seating areas, including a private, shaded spot beneath a charming gazebo, covered with a flourishing Wisteria.

This particular apartment enjoys direct access from the living room onto a private patio and lawned area, framed by an attractive and well-established planted border, ideal for outdoor relaxation and enjoying the gardens in comfort.

The development is smartly enclosed with stone walling and wrought iron railings, adding both elegance and a sense of security. Residents benefit from a dedicated mobility scooter store with charging facilities, along with generous visitor parking bays located in the rear courtyard.

### Lease Information

The apartment is held on the remainder of a 125-year lease that commenced in 1988.

Ground Rent. £498.32 pa.

Service Charge. £3771.07 pa.



## Services

Mains Electric, Water & Drainage

## Council Tax band

B

## EPC Rating

C

## Tenure

Leasehold

## Viewings

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

