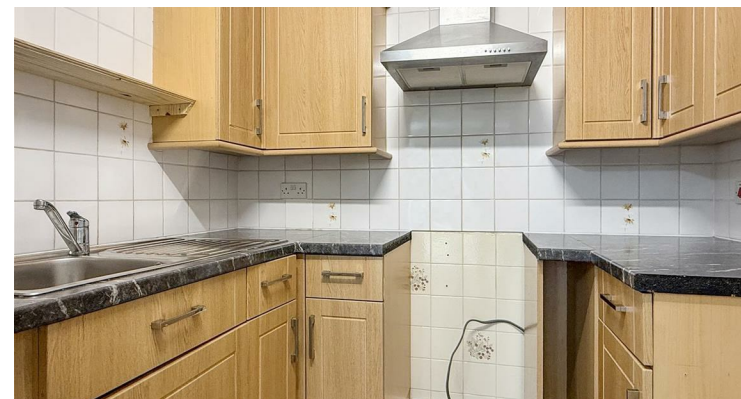




11 BARUM COURT, BARNSTAPLE

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## One Bed Ground Floor Retirement Apartment

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

Guide Price

**£130,000**

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

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## 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.

## 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



## 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.

