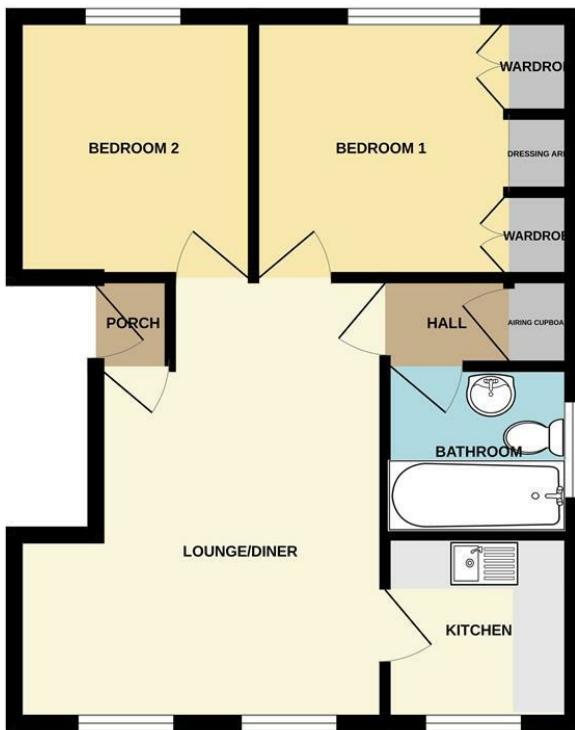


GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate only and may be subject to minor variation, 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 can be given as to their operation or efficiency can be given.
Made with Metropix 02025

Directions

Head out of town on the Eastern Avenue, proceeding along this road heading straight over the roundabouts. Upon reaching the Tesco's roundabout, turn left onto Whiddon Drive and left again at Barton Road proceed as the road bears to the right where number 118 will be situated on the left-hand side with a walkway to the property.

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for free!**
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or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Guide Price

£115,000

2 Bed Flat

118 Barton Road, Barnstaple, EX32 8NG

- No Chain
- Open Plan Living Space
- Communal Parking
- Garden Space
- Extended Lease in 2017
- Double Glazing Throughout
- Freshly Redecorated
- Gas Combi Boiler
- New Flooring



Room list:

Porch

Open Plan Lounge Diner
4.89m x 3.93m/5.39m (16'0" x 12'10"/17'8")

Kitchen

1.98m x 1.99m (6'5" x 6'6")

Bedroom 1

2.76m x 3.38m (9'0" x 11'1")

Bedroom 2

2.76m x 2.53m (9'0" x 8'3")

Bathroom

1.77m x 1.99m (5'9" x 6'6")

Airing Cupboard

Communal Parking

Garden

Overview

Spacious & newly redecorated two bedroom first-floor Flat on Barton Road.

Ascending the communal stairs, you enter this well presented first floor flat through a private porch, leading into a bright and airy open plan living space. This adaptable area offers ample room for a dining table, chairs, and sofa, allowing you to arrange it to suit your lifestyle.

The kitchen is well equipped with a range of both low and eye level cupboards, providing plenty of storage. Both bedrooms are generously sized doubles, with the larger room benefiting from built in wardrobes and a dressing table for added convenience.

The property features a modern three piece bathroom suite, including a bath, WC, and sink. An additional airing cupboard offers useful storage space.

To the outside, a communal car park is conveniently located nearby, ensuring easy parking. A pathway leads around to the communal garden, which is laid to lawn and offers potential for personal touches, whether you envision colourful flower beds, a vegetable patch, or a charming outdoor dining space.

Services

All Mains Services Connected

Council Tax band

A

EPC Rating

C

Tenure

Leasehold

Viewings

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

