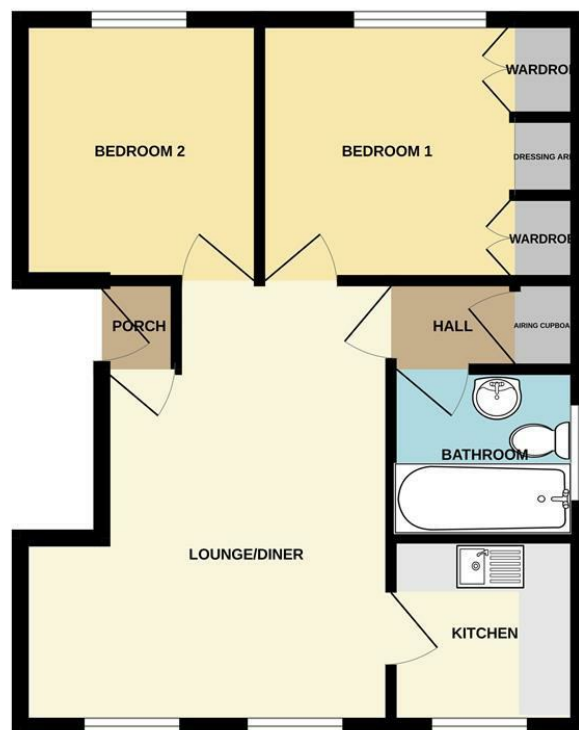


GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



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 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 as to their operability or efficiency can be given.  
Made with Metropix C2025



## 2 Bed Flat

118 Barton Road, Barnstaple, EX32 8NG

Guide Price

**£115,000**

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

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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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## 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



## Outside

The property is ideally located within a short distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles of distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.