



- Ground Floor Purpose Built Flat
- Two Double Bedrooms
- Fitted Kitchen
- Garden
- Excellent First Time Buy or Buy To Let

- Popular and Convenient location
- Spacious Lounge
- Bathroom
- Communal Parking
- No Onward Chain

55 Barton Road, Barnstaple, Devon, EX32 8NG

John Smale & Co are delighted to offer to the market, this ground floor purpose built flat, benefitting from its own private garden, nearby communal parking, double glazing and gas fired central heating. It also benefits from the remainder of a 100yr lease, which was renewed in December 2015. It would make a great first time buy, along with being an ideal investment proposition, with excellent rental potential. The accommodation briefly comprises of a spacious living room, fitted kitchen, inner hallway, two double bedrooms and a bathroom. No onward chain.

Lounge

4.17m (Max) x 4.85m (13' 8" x 15' 11")

Kitchen

1.98m x 2.97m (6' 6" x 9' 9")

Inner Hallway

Bathroom

1.77m x 1.97m (5' 10" x 6' 6")

Bedroom One

2.77m x 3.33m (9' 1" x 10' 11")

Bedroom Two

2.77m x 2.60m (9' 1" x 8' 6")

Outside

There is nearby communal parking, along with a pathway running down the side of the property, leading to a gated pathway, which in turn leads to the flats private garden which is laid mainly to lawn.

Agent's Note

Please note! We only have limited photos as the property is currently Let.

Services

Mains services connected. Gas, electric and Water.

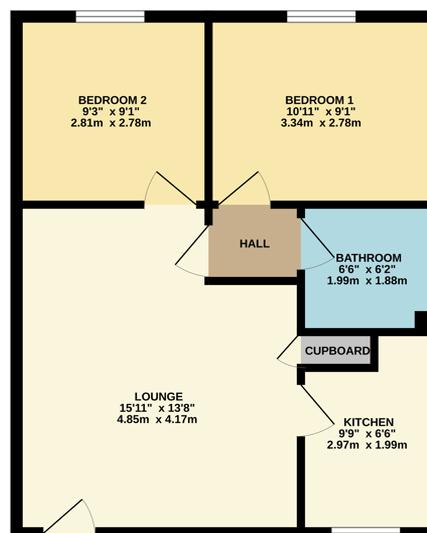
Council Tax Band. A. Energy Rating. C.

Tenure. Leasehold. The Lease is for a term of 100 years from 25th December 2015 so there are 92 years left. The ground rent is £250.00 renewable every 10 years from 2015. Current Annual Service Charge: £514.00. Current Annual Buildings Insurance Payable: £172.54. The above annual charges can be reviewed on an annual basis.

Directions

Travelling along Whiddon Drive, take the second left turning into Barton Road. Follow road past turning on your left for Otter Way. Park on opposite side of the road and then cross over by foot, to the same side as Otter Way. After walking up road for a short distance, turn left onto a pedestrian pathway, which leads to the purpose block of flats. Number 55 is in the right hand corner on the ground floor.

GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.9 sq.m.) approx.
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