

gth





Flat 8, Anchor Court, Barnstaple, EX31 2ET

Bideford 9 miles; South Molton 13. miles; Exeter 45 miles

 1
  2
  1
  97.5 sq m

Situated on the outskirts of Barnstaple, this impressive two-bedroom, two-storey penthouse apartment offers contemporary living with striking architectural features and beautiful views towards the River Taw estuary.

Share of Freehold O.I.E.O £270,000

DESCRIPTION

Arranged over two levels, Flat 8 boasts a spacious, open-plan living area designed for modern lifestyles, seamlessly combining the lounge, dining, and kitchen spaces. Flooded with natural light, the living area enjoys elevated outlooks and a wonderful sense of space, making it ideal for both relaxing and entertaining. A useful W/C and utility space are also found on this level.

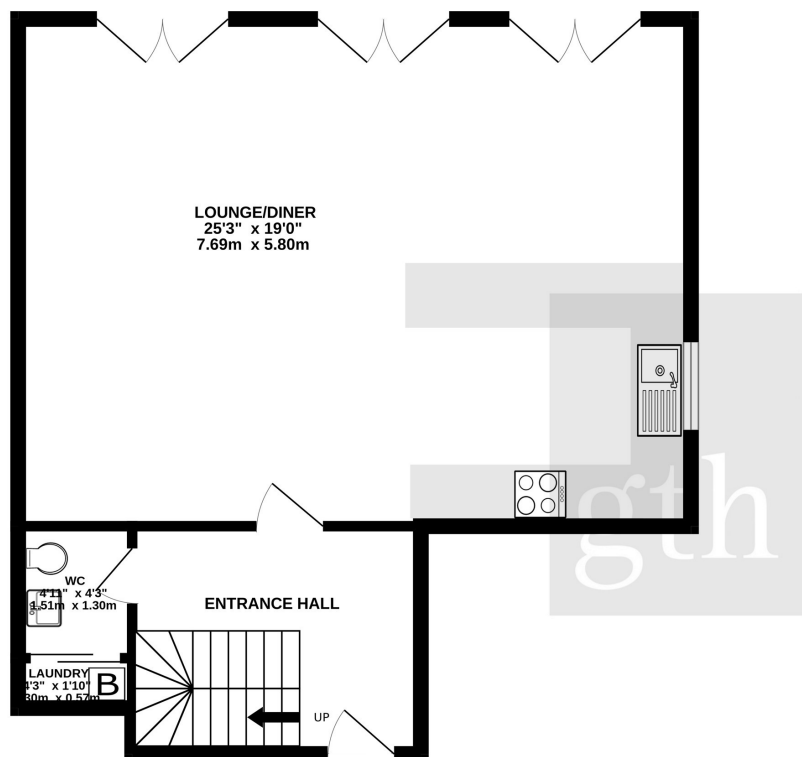
The principal bedroom is a standout feature of the home, showcasing a dramatic, feature gable-end glass window that frames far-reaching views towards the estuary, creating a bright and tranquil space. The second bedroom is perfectly suited for a guest, home office or dressing room, as is its current use.

A well-appointed main bathroom serves the property, finished in a clean, contemporary style.

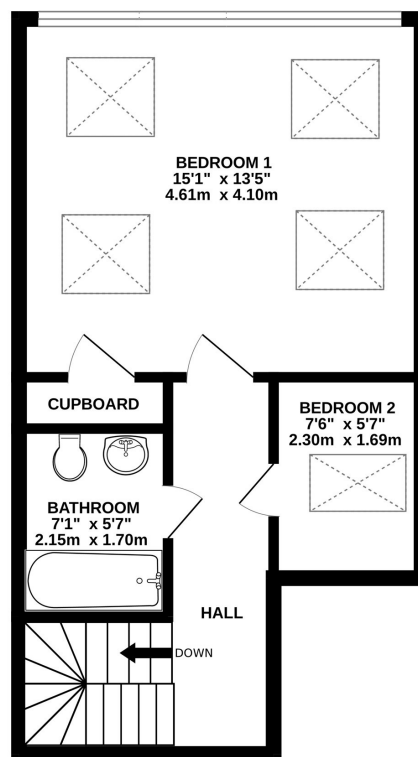
This unique penthouse combines stylish open-plan design, characterful architectural elements, and a sought-after location within Barnstaple, offering convenient access to local



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC TBC

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the

amenities, transport links, and the town centre. This really is an exceptional opportunity for those seeking elevated, modern waterside living in North Devon.

A shared garden between all eight apartments adds to the benefits of this property, with a newly installed elevated decking area and lawn.

Parking is available to the front of this block, and extra storage is also available outside of the apartment.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property.

Heating: Electric underfloor heating

Council Tax: BAND B North Devon Council

DIRECTIONS

What3words://///hope.fines.sector

ADDITIONAL INFORMATION

Broadband: Ultrafast broadband is available—highest available speed 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding

Construction Type: It has advised the property is of a traditional construction

Shared Freehold: It has been advised that Flat 8 owns 1/8 of the freehold, however there is still a 999 year lease present, which started in 2011.

Service Charge: A service charge of £130 per month is to be paid, this is through Gibbs Property Management in Barnstaple, and includes buildings insurance.



VIEWING

Strictly by appointment with the agents

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GREENSLADE TAYLOR HUNT

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