

CHEQUERS

Est. 1992

# Asking Price: £295,000

# Hills View, Barnstaple, EX32 8BN





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Occupying an enviable position within the sought-after Hills View area of Barnstaple, this substantial and characterful period residence presents an exceptional investment opportunity, combining generous accommodation with an established rental income, all within easy reach of the town centre and the many amenities North Devon's regional hub has to offer.

Set just a short stroll from the vibrant heart of Barnstaple, the property enjoys convenient access to an excellent selection of independent shops, cafés, restaurants, leisure facilities, schools, and transport links, whilst also benefitting from the elevated and highly regarded surroundings of the Hills View location. There is also residents street parking available for the three properties, situated directly to the front of the building.

The property is currently arranged as three self-contained residential units, each offering well-proportioned accommodation and a wealth of versatility for investors seeking a ready-made income-producing asset.

The ground floor apartment is a particularly spacious one-bedroom flat, thoughtfully arranged to provide a welcoming lounge, separate dining room, fitted kitchen, shower room, separate WC, and a generous double bedroom. Adding further appeal is the private enclosed courtyard garden, providing valuable outside space rarely found in similar town centre properties.

To the first floor is a well-appointed studio apartment comprising an open-plan living and bedroom area, fitted kitchen, and shower room, ideally suited to modern rental demand.

Occupying the upper floors is an impressive maisonette extending across the first and second floors, offering substantial accommodation including a comfortable lounge, separate dining room, fitted kitchen, two well-proportioned double bedrooms, and a shower room. The maisonette provides a wonderful sense of space and character, making it particularly attractive for long-term tenants.

The property is offered with tenants currently in situ and benefits from ongoing management by a reputable local letting and property management agent, allowing for a smooth and seamless transition for prospective investors. A rare opportunity to acquire an imposing and versatile period property in one of Barnstaple's most convenient and established residential locations, offering immediate income potential together with long-term investment appeal.

**GROUND FLOOR FLAT**

**Lounge**
*13'1" x 15'1" (4m x 4.6m)*

**Dining Room**
*10'7" x 11'2" (3.23m x 3.4m)*

**Lobby**
Giving access to rear private courtyard.

**Shower Room**

**Separate W.C**

**Double Bedroom**
*8'2" x 21' (2.5m x 6.4m)*

**FIRST FLOOR**
*Flat 3/Studio Flat*

**Entrance Hall**

**Living Room/Bedroom**
*8'10" x 15'9" (2.7m x 4.8m)*

**Kitchen**
*10'5" x 8'10" (3.18m x 2.7m)*

**Shower Room**
*5'4" x 9'6" (1.63m x 2.9m)*

**First and Second Floor**
*Flat Two/Maisonette*
Spacious maisonette with accommodation over two floors.

**Entrance Hall**
Split landing with stairs giving access to the third floor.

**Shower Room**

**Dining Room/3rd Bedroom**
*10'6" x 11'5" (3.2m x 3.48m)*

**Lounge**
*10'6" x 15'10" (3.2m x 4.83m)*

**Kitchen**
*4'2" x 8'1" (1.27m x 2.46m)*

**Half Landing**
With stairs rising to 3rd floor landing.

**Bedroom One**
*16'5" x 10'10" (5m x 3.3m)*

**Bedroom Two**
*10'2" x 12' (3.1m x 3.66m)*

**Outside**
To the front of the property is the entrance porch leading to the main building, and communal entrance hall gives access to the ground floor flat and stairs rise to the upper levels. The ground floor flat benefits from its own private courtyard style garden, which is a lovely feature to the property and there is the benefit of residents roadside parking, directly to the front of the building.

**Agents Note**
The property is currently rented out and being sold with tenants in Situ, please see below the current rental figures:

Ground floor flat – £650 pcm

Studio flat – £630 pcm

Maisonette - £750 pcm

**Note**
For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.




Total floor area: 183.0 sq.m. (1,970 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Key Features:

- Substantial extended period property situated within a short walk of Barnstaple Town Centre and its wide range of amenities, shops, restaurants, and local attractions
- Versatile investment opportunity currently arranged as three self-contained residential units
- Spacious ground floor one-bedroom flat comprising lounge, dining room, fitted kitchen, shower room, separate WC, and double bedroom
- Ground floor flat further benefiting from a private enclosed courtyard garden
- First floor studio flat offering open-plan living/bedroom space, fitted kitchen, and shower room
- Generous maisonette occupying the first and second floors
- Maisonette accommodation comprising lounge, dining room, fitted kitchen, two double bedrooms, and shower room
- Character features and spacious accommodation throughout
- Investment property with tenants currently in situ
- Professionally managed by a reputable letting and property management agent
- Convenient location close to transport links, schools, and everyday amenities

**Chequers**

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