



44 Barum Court, Litchdon Street, Barnstaple, Devon, EX32 8QL

A well-presented second floor one-bedroom retirement apartment, ideally situated within a short, level walk of the town centre, estuary, picturesque Rock Park and local amenities. The property offers spacious living/dining accommodation, a fitted kitchen, modern shower room and generous double bedroom, complemented by a pleasant rear outlook and attractive communal gardens. Further benefits include lift access, allocated parking, Careline 365 days a year, a resident House Manager, communal lounge and guest suite with en-suite facilities. No onward chain.

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Asking Price:
£112,500



- Second floor one-bedroom retirement apartment
- Lift access to the second floor
- Situated a short, level walk from the town centre, local amenities, the estuary and picturesque Rock Park
- Spacious living/dining room with a pleasant outlook to the rear
- Fitted kitchen with a range of integrated appliances
- Generous double bedroom
- Modern shower room
- Attractive and well-maintained communal gardens
- Allocated parking space plus additional visitors' parking
- Careline system operating 365 days a year for added peace of mind
- Resident House Manager on hand to assist residents



An exceptionally well-positioned second floor retirement apartment forming part of Barum Court, Barnstaple, offering a thoughtfully designed home within a well-established and welcoming retirement setting. Enjoying a pleasant outlook to the rear, the property combines generous and comfortable accommodation with excellent communal facilities and a particularly convenient location.

The spacious living/dining room provides an inviting principal reception space, complemented by a well-appointed fitted kitchen with a range of appliances, a generous double bedroom and a contemporary shower room. Lift access provides ease of movement throughout the building, while the attractive and meticulously maintained communal gardens create a delightful setting for residents to enjoy.

Barum Court is ideally situated for those wishing to remain close to the amenities of Barnstaple, with the town centre, local facilities, the estuary and the picturesque Rock Park all within a short, level walk. The development also benefits from allocated and visitors' parking, a resident House Manager, Careline available 365 days a year and a communal lounge providing an opportunity to socialise with fellow residents. A guest suite with en-suite shower room is also available for visiting friends and relatives.

Combining a convenient town-centre location with well-considered retirement facilities and comfortable accommodation, this appealing apartment represents an excellent opportunity for those seeking an easier and more sociable style of living. The property is offered for sale with no onward chain.





Entrance Hall - Main entrance door leading to communal hallway and lift area. Intercom system, door leading to large storage cupboard with cloak space and fitted shelves, fitted carpet.

Living Room - 14'4" x 11'7" (4.37m x 3.53m)

Two UPVC double glazed windows to rear aspect, pleasant outlook to rear overlooking communal grounds and towards Saint Trinity Church, fireplace with freestanding electric fire, fitted carpet, telephone point, wall mounted lights. Door leading to airing cupboard and hot water cylinder, archway leading through to kitchen.

Kitchen - 7'3" x 6' (2.2m x 1.83m)

Range of fitted base and wall mounted cupboards, space for electric cooker and extractor hood over, ample work surface areas, sink unit with draining board, space for fridge freezer, lino flooring, tiled walls.

Bedroom - 14'4" x 8'8" (4.37m x 2.64m)

Generous double bedroom with UPVC double glazed window to rear aspect, pleasant outlook, newly fitted electric dimplex quantum heater, fitted wardrobe with bifold mirrored doors, fitted carpet.

Shower Room - 6'9" x 6'4" (2.06m x 1.93m)

Modern shower room comprising a three piece suite, shower cubicle with tiled surround, hand basin with vanity cabinet below and mirror over, low-level WC, range of fitted cupboards and drawers, heated towel radiator, wall mounted Dimplex electric heater, extractor fan, fully tiled walls, lino flooring.

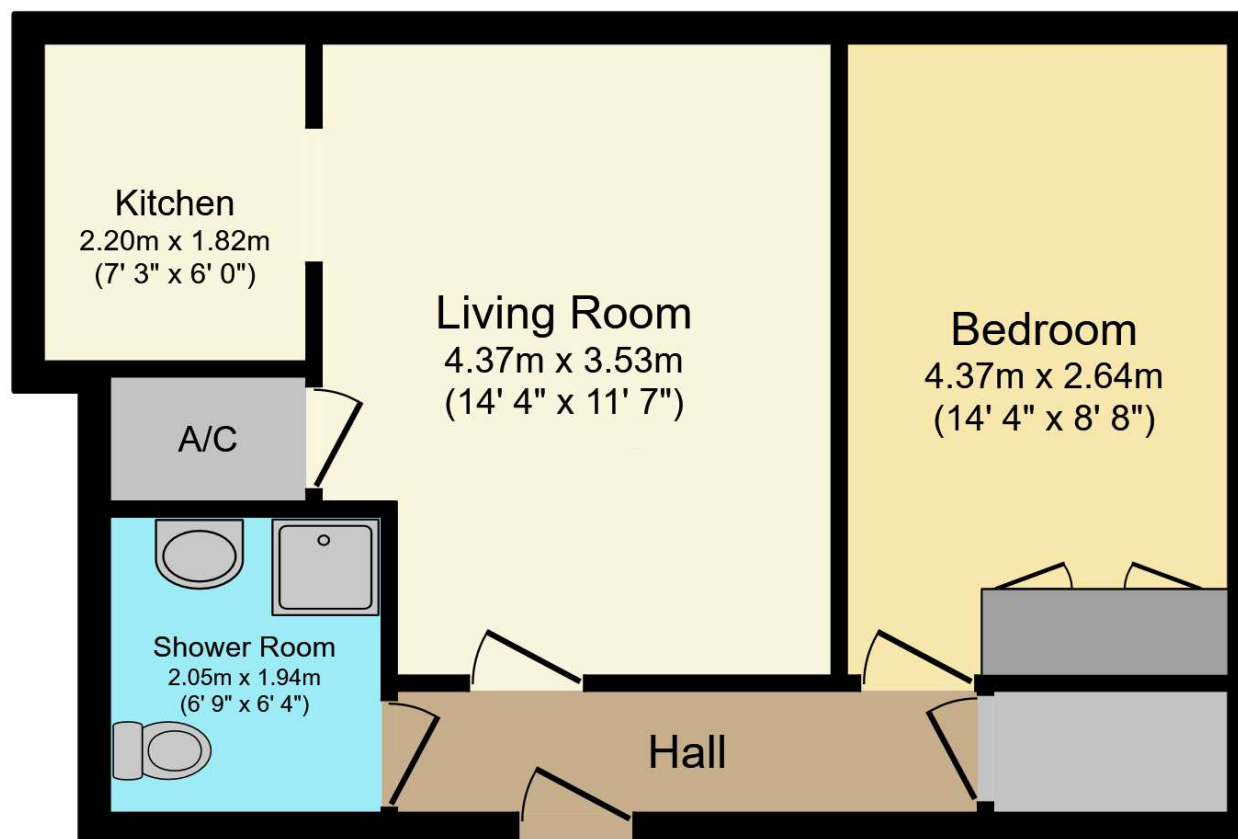
Outside - Barum Court has lovely attractive and well-maintained grounds which the residents can enjoy. A pathway leads to the main entrance door and communal facilities beyond. There is also easy pedestrian access to the rear with pathway and remote controlled fob access. Parking is very straightforward with allocating parking and ample visitors parking.

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.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 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.





Floor Plan

Total floor area: 42.1 sq.m. (453 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



COMMUNAL AREAS

COUNCIL TAX BAND B

EPC RATING - C



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