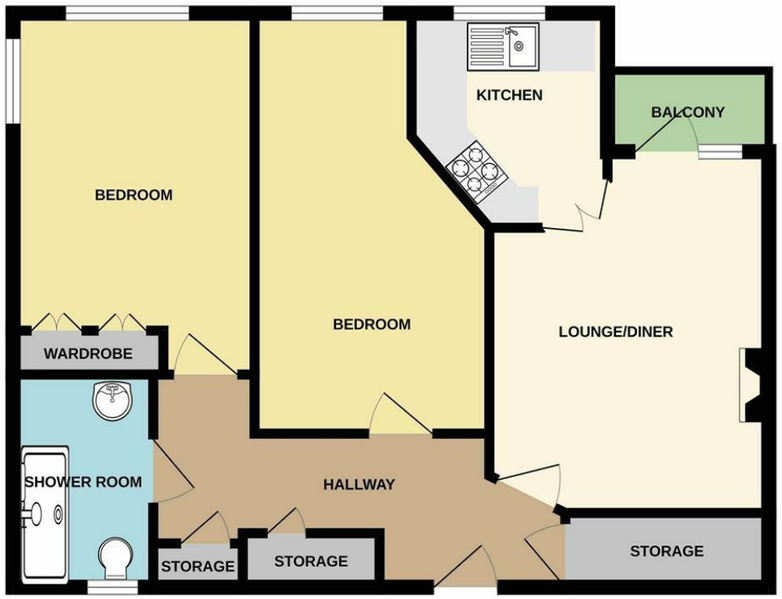
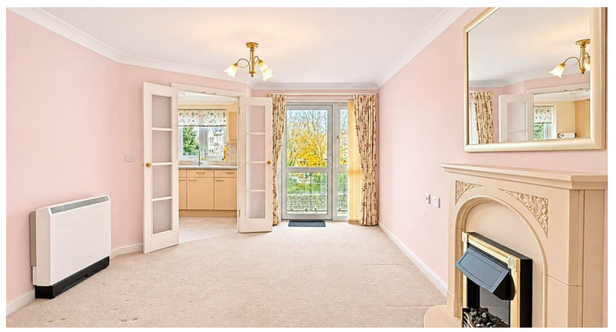
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GROUND FLOOR









Directions

From the bottom of the High Street in Barnstaple town proceed over the Rolle Quay bridge and take the first right into Mills Way. Port Mill Court will then be easily identified on your right hand side next to Saw Mill Court.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

Guide Price

Retirement Apartment with River Views

£190,000

16 Port Mill Court Mills Way, Barnstaple, EX31 1GW

- NO ONWARD CHAIN
- RETIREMENT APARTMENT - OVER 60's
- LIFT ACCESS TO ALL FLOORS
- BALCONY WITH RIVER VIEWS
- TWO DOUBLE BEDROOMS
- PLENTY OF STORAGE
- LEVEL ACCESS TO TOWN CENTRE
- SHORT WALK TO PILTON PARK
- DEVELOPMENT MANAGER

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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Property Decsription

The accommodation is accessed via a welcoming entrance hallway, providing access to all principal rooms alongside useful built-in storage cupboards, including an airing cupboard.

The generously proportioned lounge/diner offers ample space for both seating and dining furniture, with a feature fireplace creating an attractive focal point. Double glazed doors open directly onto the private balcony, providing a pleasant spot to sit and enjoy the riverside outlook.

Leading off the living room is the fitted kitchen, comprising a range of wood-effect wall and base units with complimentary work surfaces, tiled splashbacks and a stainless steel sink with drainer. Appliances include an electric oven and hob, alongside an under-counter fridge and freezer.

Both bedrooms are well proportioned, with the principal bedroom benefiting from a built-in mirrored wardrobe. The second double bedroom provides excellent flexibility for guests, hobbies or use as a study.

Completing the accommodation is a fitted shower room comprising an enclosed shower cubicle, wash hand basin and WC.

Further benefits include double glazing, electric night storage heating and an emergency call system for added peace of mind.

The apartment represents an excellent opportunity for purchasers seeking comfortable, low-maintenance retirement living in a convenient riverside location.

Services
All Mains Services Connected

Council Tax band
C

EPC Rating
B

Tenure
Leasehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Facilities & Surrounding Area

Port Mill Court is a popular purpose-built retirement development, designed to provide comfortable and independent living within a secure and welcoming environment.

Residents benefit from excellent communal facilities, including a laundry room, lift access to all floors, secure entry system and the assistance of a Development Manager. A 24-hour Appello emergency call system provides additional reassurance and peace of mind.

It is a condition of purchase that residents must be aged 60 years or over, or, in the case of a couple, one resident must be over 60 and the other over 55.

The development occupies an excellent position on Mills Way, within a short, level walk of Barnstaple town centre, offering a wide range of shops, cafés, restaurants and everyday amenities.

For those who enjoy the outdoors, picturesque riverside walks along the River Yeo and River Taw are close at hand, whilst the attractive open spaces of Pilton Park are also just a short stroll away.

Combining the convenience of town centre living with an attractive riverside setting, Port Mill Court offers an appealing retirement lifestyle.



Room list:

Entrance Hall

Lounge Diner
5.90m x 3.32m (19'4" x 10'10")

Kitchen
2.28m x 2.32m (7'5" x 7'7")

Balcony
1.65m x 1.85m (5'4" x 6'0")

Bedroom 1
4.77m x 2.84m (15'7" x 9'3")

Bedroom 2
4.77m x 2.76m (15'7" x 9'0")

Shower Room
2.03m x 1.67m (6'7" x 5'5")

Storage Cupboard

Airing Cupboard