

Barton Road, Whiddon Valley, Barnstaple  
Offers Over £80,000

Estate Agents and Auctioneers



- Purpose Built First Floor Flat
- Fitted Kitchen
- Modern Bathroom
- Views From The Lounge And Bedroom
- One Bedroomed Accommodation
- Lounge
- Delightful Garden
- Cash Buyers Only

# Barton Road, Whiddon Valley, Barnstaple, Devon, EX32 8NG

Situated in an elevated position overlooking surrounding countryside and golf course is this well appointed first floor flat with garden and communal parking to the rear.

The property features a well equipped Kitchen, Lounge with countryside views, Bedroom with countryside views and a modern Bathroom. The Rear Garden is mainly laid to lawn and backs onto fields. The property also benefits from replacement double glazed windows.

The property would appeal to those seeking a buy to let or investment opportunity.

Ideally located close to out of town shopping amenities and being only a short distance from Barnstaple town centre.

The property is Leasehold, with approximately 60 years remaining on the Lease.

82 Barton Road can be purchased with the tenant in situ, or with vacant possession, if required.

## Stairs To Communal First Floor Landing

## Front Door to

## Entrance Hall

## Lounge

16' 1" x 11' 9" (4.90m x 3.58m)

## Kitchen

6' 7" x 6' 7" (2.01m x 2.01m)

## Bedroom

11' 5" x 7' 1" (3.48m x 2.16m)

## Bathroom

## Outside

Lawned rear garden with a lovely outlook, with pathway backing onto fields. Communal parking.

## Services

Services: We Understand All Mains Services Are Connected.

Council Tax Band: A.

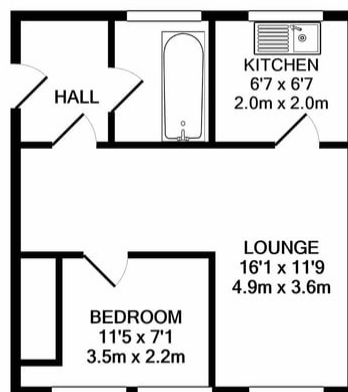
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

Tenure: Leasehold (60 Years Remaining).

## Directions

Travelling along Whiddon Drive, take the second left turning into Barton Road. Continue along this road for approximately 500 yards, where number 82 can be seen on the left with a For Sale board clearly displayed.



Made with Metropix ©2020

At John Smale & Co we don't just sell houses!

Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Email: [barnstaple@johnsmale.com](mailto:barnstaple@johnsmale.com) Website: [www.johnsmale.com](http://www.johnsmale.com)

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 342000