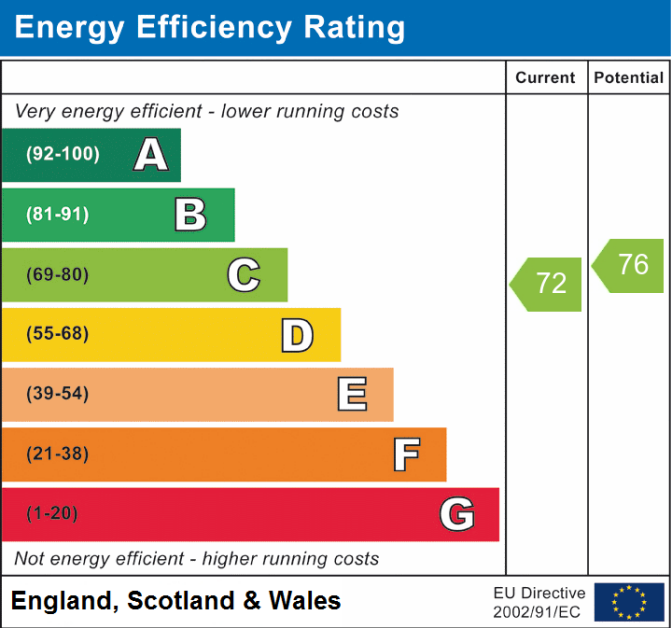


Flat 4, Strathmore Victoria Road, BARNSTAPLE, EX32 9HP

Flat 4, Strathmore Victoria Road

BARNSTAPLE

- Spacious Top Floor Apartment
- Two Double Bedrooms
- Large Lounge
- Fully Fitted Kitchen
- Gas Central Heating
- Off Road Parking for One Vehicle
- Investment Opportunity
- Vacant Possession
- EPC Rating C



£129,950 Leasehold

Recently refurbished spacious two bedroom top floor apartment within a large Victorian townhouse benefiting from gas central heating and off road parking for one vehicle is situated conveniently close to Barnstaple town centre. The spacious accommodation provides large lounge with two sash windows, fitted kitchen, two double bedrooms and bathroom. The property is accessed by a communal entrance with intercom. Ideal opportunity as an investment or first time buyers. EPC RATING C. The apartment has been fully redecorated and features new carpeting.

Barnstaple town centre offers an excellent range of amenities including both local and national high street shops, banks and leisure facilities, including cinema, theatre and leisure centre, and the North Devon District Hospital just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway Network beyond. An excellent bus service operates between Barnstaple and surrounding towns with further connections beyond. A national mainline railway line links Barnstaple with Exeter St. David's, with further connecting services to London and beyond, and to Exeter Central for the excellent shopping facilities. Exeter International Airport is situated at Clyst Honiton, East Devon, just 5 miles from Exeter City and 5 minutes from the M5 motorway (Junction 29) offering both scheduled and holiday charter flights within the UK, Europe and beyond.

Communal entrance with intercom and stairs to entrance hall with useful storage area and further stairs to doorway into:

Entrance Hall

With built-in storage

Lounge

4.55m x 4.97m (14' 11" x 16' 4"). Good size room with outlook to front, double window with views to countryside. Satellite and telephone points.

Kitchen

2.59m x 2.09m (8' 6" x 6' 10"). Fitted kitchen with a range of kitchen cupboards and work top surfaces. Outlook to rear.

Bedroom One

2.78m x 4.23m (9' 1" x 13' 11"). Double room with window having outlook to front.

Bedroom Two

3.44m x 4.45m (max) (11' 3" x 14' 7"). Double room with built-in cupboards and outlook to rear.

Bathroom

3.28m x 1.55m (10' 9" x 5' 1"). With a white suite comprising low level flush WC, wash hand basin and bath with electric shower over.

Leasehold

Remainder of 999-year lease, starting in October 1990. Management Company in place. Approx. £80 Per Month to include Building Insurance & all Repair Works. Ground Rent is set at £25 per annum but is not currently collected.

Car Parking

Car parking space to the front of property.

Property Facts

Vendor Position - No Onward Chain
Not a Listed Property
Approx. SqFt - 680
Age of Property - Turn of Century
Nearest Town - Town Centre
Nearest Medical Centre - Town Centre
Nearest Primary School - Half a Mile, Ashleigh
Nearest Secondary School - Half a Mile, Park School
Approx. Rental Income PCM - £650

SERVICES

All Mains Connected Gas, Electric and Water.
Council Tax Band 'A'.

DIRECTIONS

From Barnstaple travel out of Barnstaple on the inner relief road. At the second roundabout turn right onto Victoria Road and Strathmore is found immediately on your right and Flat 4 is on the top floor.

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