



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

82 Barton Road, 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.

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Services

Services: We Understand All Mains Services Are Connected.

Council Tax Band: A.

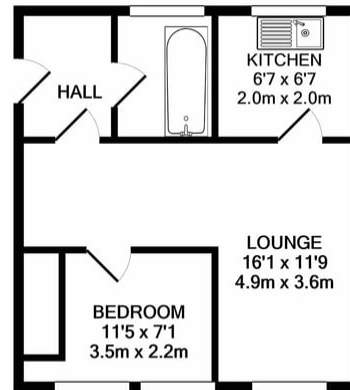
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

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.



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