



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

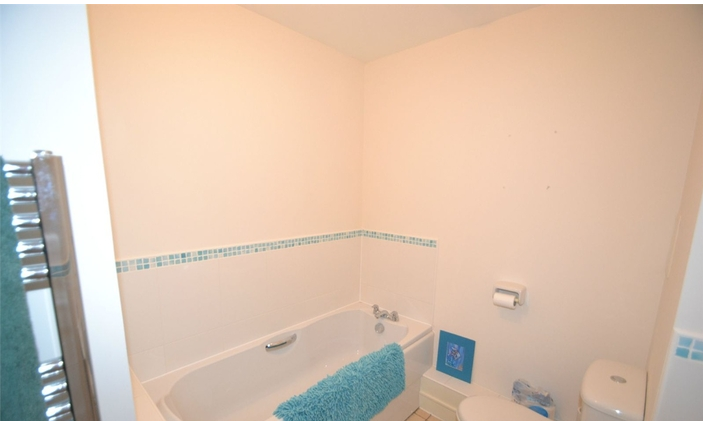


### 3 Saw Mill Court Mills Way BARNSTAPLE

- First Floor Purpose Built Flat
- Lift Access
- Well presented throughout
- Modern Fitted Kitchen
- Two Double Bedrooms
- Private Balcony
- Secure Gated Access
- Direct views over River and Park
- Spacious Lounge/Diner
- Bathroom
- Ensuite Shower Room
- Allocated Parking



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



This is a well presented purpose built first floor apartment, close to Barnstaple Town Centre. It benefits from lovely views over the River and Pilton Park beyond, along with private balcony, allocated parking and secure gated access. There is also the attraction of a lift in the communal hallway, providing easy access to the apartment, along with helping with heavy shopping! The accommodation is finished to a high standard and briefly comprises of a spacious lounge/diner with balcony access, modern fitted kitchen with a range of appliances, bathroom and double bedrooms. One of the double bedrooms is very large and offers direct park views and an ensuite shower room. The property is available on a long let basis, no pets, no smokers, employed/retired only. Professional sharers may be considered. Available mid September. Rent £750pcm. Deposit £865pcm.

## First Floor

### General

Intercom receiver, radiator, cloak cupboard, smoke alarm, laminate flooring, airing cupboard.

### Lounge/Diner

4.99m x 5.12m (16' 4" x 16' 10") Lovely bright room, direct views over River and Park, double glazed door to private balcony, double glazed window, three radiators, laminate flooring, space for dining table and chairs, useful storage cupboard, open plan through to kitchen.

### Kitchen

3.57m x 2.58m (11' 9" x 8' 6") Double glazed window, river and park views, fitted kitchen with range of cupboards and drawers, integrated gas hob, dishwasher, fridge/freezer, washer/dryer, built in electric oven and grill, ample work surface areas and power points, tiled flooring.

### Bedroom Two

4.42m x 2.84m (14' 6" x 9' 4") Two double glazed windows, radiator, fitted wardrobe, fitted carpet.

### Bathroom

2.53m x 2.05m (8' 4" x 6' 9") Bath with tiled surround, w/c, pedestal hand basin, towel radiator, tiled flooring, extractor fan, shaving point.

### Bedroom One

5.72m x 2.80m (18' 9" x 9' 2") Three double glazed windows, views over the park, fitted wardrobe, fitted carpet, door to ensuite.

### Ensuite

1.78m x 1.81m (5' 10" x 5' 11") Shower cubicle, pedestal hand basin, w/c, tiled flooring, extractor fan.

### Outside

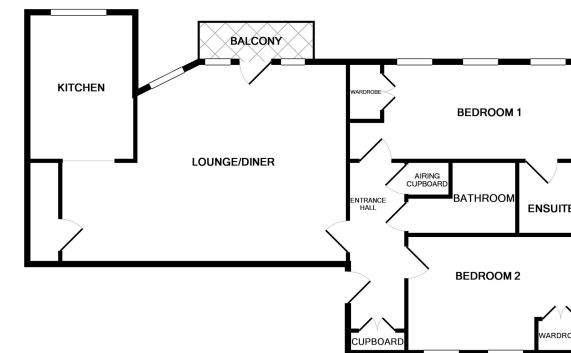
Allocated car park space to the front, along with visitors parking, entry is via a secure gated remote controlled system. There is also visitors parking spaces within the development. There are well maintained communal grounds, along with communal seating areas.

### SERVICES

Mains Gas, Electric and Water. Council Tax Band. B.

### DIRECTIONS

From Rolle Quay, travel in Braunton direction. Turn right just past traffic lights. The entrance to Saw Mill Court can be found on the right hand side. The Agent will meet you at the gates, to allow you in. if you are driving.



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