



Flat 1, 5 Tresmere Victoria Road



Barnstaple Town Centre within level walking distance



SITUATION

The location is excellent, being only a few hundred metres from the very heart of the town centre and High Street, yet within a stones' throw of Rock Park and the Tarka Trail. All the towns amenities are within easy level walking distance, being located just off the Square. The Bus Station is not far, and there is a branch line Railway Station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre, and as such, houses the areas main business, commercial, leisure and shopping venues, as well as the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in about 2 hours. The property is within about half an hours drive of the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton (also with its sought after golf club) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike. We understand that the ever-changing views over the River Taw include some wonderful sunsets.

DESCRIPTION

A spacious two-bedroom Ground Floor flat offering spacious and recently updated accommodation, together with the convenience of outdoor space and off-road parking. At the front of the property are two sizable reception rooms with the front room featuring a bay window and the rear reception

room opening onto the outdoor space and parking via French doors. The newly fitted kitchen comes equipped with a washing machine, oven, ample cupboard storage, and worktop space. The bathroom includes a bath, shower enclosure, WC and sink.

To the front is outside space for bin store, bikes etc. At the rear is more outside space where a courtyard garden could be created. Off road parking for 2 vehicles.

SPECIAL NOTE

We understand that the property has the balance of a 999 year lease with the Freehold shared between the 3 flat owners. £65 per month including insurance & cleaning of communal areas.

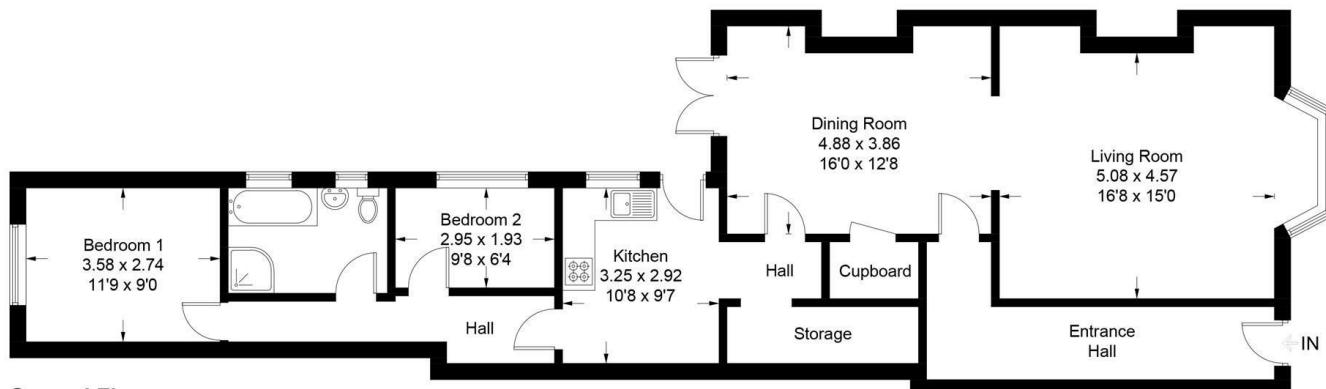
A spacious Ground Floor flat within walking distance of all amenities

- Ground Floor
- Two Bedrooms
- Newly Fitted Kitchen
- Two Reception Rooms
- Off-road Parking
- Outside Space
- Leasehold
- Council Tax Band B
- Chain Free!

Guide Price £147,950



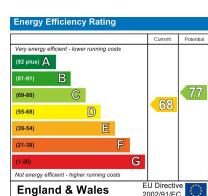
Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FourLabs.co © (ID1262399)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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