



84 Taw Wharf





# 84 Taw Wharf

Sticklepath, Barnstaple, Devon EX31 2FD

Barnstaple Town Centre and local amenities/bus/train stations within walking distance. North Devon Coast 20 mins.

A second floor waterside apartment in a sought after, modern development with stunning views of the River Taw Estuary and surrounding countryside.

- Luxury 2 Bedrooms/2 Bathrooms
- Award Winning Development
- Covered by NHBC Warranty
- Entry System/Lift Access
- Lease is 999 years from Jan 2019
- No Onward Chain
- Tarka Trail on your doorstep
- Allocated, Secure Garage Parking
- Council Tax Band C

## Offers In Excess Of £299,950

### SITUATION AND AMENITIES

Located alongside the River Taw and the famous Tarka Trail, which is a level path along the estuary, popular with walkers, cyclists and bird enthusiasts. Close to the apartment is a retail park with an Asda Superstore, Costa coffee, gym and other businesses. Barnstaple town centre is a 10-minute walk away over the historic long bridge. Barnstaple train station is a 10-minute walk away past another retail park, and the indoor Tarka Tennis and Leisure Centre is a 15-minute walk away. Within the catchment there are a choice of local primary and secondary schools along with a community college. North Devon District Hospital is also only a short drive away.

There is easy access to the A361 North Devon Link Road which links within about 45 minutes to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours.

Saunton, with its sandy surfing beach and championship golf course, is about 20 minutes away. The beaches of Croyde and Woolacombe are about 30 minutes away and Exmoor can be reached in a similar time. Instow, a pretty coastal village with a cricket ground, yacht club and beach, is about 15 minutes by car, or about half an hour by bike along the famous Tarka Trail.





## DESCRIPTION

A contemporary waterside apartment built in 2019 by local reputed house builders Pearce Homes and covered by the balance of an NHBC 10-year warranty. Communal Entrance with stairs or lift access to the apartment, secure garage with allocated parking space. The layout briefly consists; Entrance hall with a storage cupboard. A good sized inner hall that could be utilised as home office, gym, storage etc. Spacious open plan living/dining/kitchen with Juliet balcony overlooking the River Taw Estuary with its birdlife and changing patterns. The kitchen has modern wall and base units and integrated Bosch appliances: induction hob, oven, microwave, dishwasher and washer/dryer. Two bedrooms, the main bedroom with en-suite shower room and walk-in wardrobe. There is also a well proportioned family bathroom with both bath and walk-in shower. The property is appropriate for use as a primary house, a second home, or a rental. 1082 sq ft/100.5 sq m. beneath the apartments there is secure garaging with remote electric roller doors, each apartment has an allocated parking space with a power connection. Beneath the apartments there is secure garaging with remote electric roller doors, each apartment has an allocated parking space with a power connection.

## TENURE/CHARGES

999-year leasehold from 1st Jan 2019.

Taw Wharf Leaseholder Service Charge 2023/24 - £1,176.00

This is for the block and includes: communal cleaning, lifts, door entry systems, roller shutter doors to garage, communal electricity, fire alarms, emergency lighting, building insurance, water tank servicing, ground rent (£1.00), contingency fund (£400.00) and management fees (£100.00).

Taw Wharf Estate Service Charge 2023/24 - £140.00

This is for the whole estate and includes: Estate electricity, grounds maintenance, aerial, communal area insurance and management fees.

Pets by agreement of the management company.

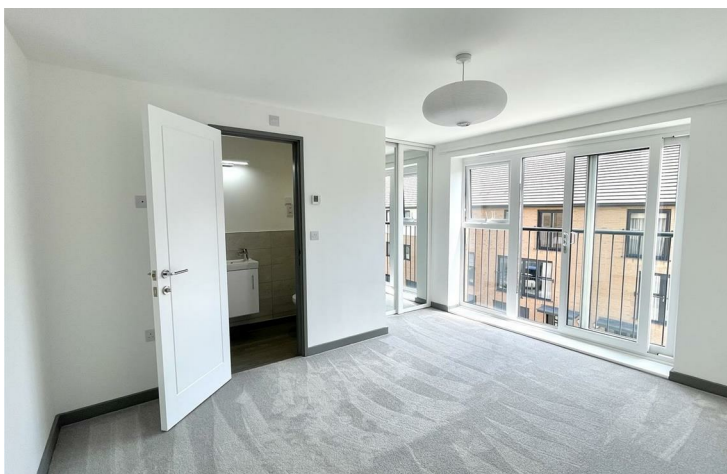
## SERVICES

All mains services are connected, Worcester-Bosch Boiler (last serviced 18 March 2023). Fibre broadband available.

## DIRECTIONS

What3Words: <https://w3w.co/shops.sentences.acute>

If you are approaching the 'Barn-henge' roundabout on the A361 from the direction of Bishops Tawton, take the third exit and then stay in the left hand lane. Turn left at the traffic lights. Proceed straight over the next roundabout into the Taw Warf development, proceed through the development where the property can be found on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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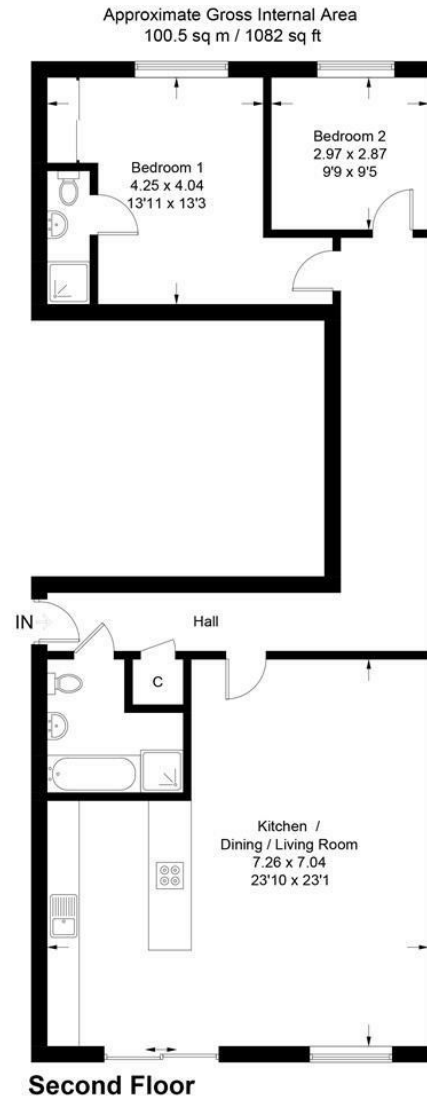


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