Collyers
PROPERTIES

3-4 Union Terrace, Barnstaple, EX32 9AB

£180,000

No Onward Chain. An elegant Grade II listed 2 bedroom riverside maisonette of impressive proportions, enjoying a superb position with outstanding views over Rock Park and the River Taw. Full of period charm and grandeur, with gated communal gardens, use of garage, parking and share of the Freehold.

Description

Occupying a particularly enviable position overlooking Rock Park and the River Taw, this distinguished Grade II listed maisonette offers a wonderful combination of elegance, grandeur and period character, all within easy reach of Barnstaple Town Centre.

From its handsome setting and gated communal gardens to the impressive scale of the accommodation within, the property has a genuine sense of occasion. High ceilings, generous room proportions, beautiful sash windows and period detailing combine to create a home of real presence, while the elevated riverside outlook provides a constantly changing backdrop across the park and River Taw.

Offered for sale with no onward chain, the property also benefits from a share of the Freehold, use of an en-bloc single garage with parking and access to attractive, well-maintained communal gardens which further enhance the sense of exclusivity on arrival. A residents parking scheme operates within the area, with permits and visitor passes available from Devon County Council

From the communal entrance hall, stairs rise to the maisonette's private entrance, where a welcoming hallway immediately introduces the scale and character of the accommodation. There is useful built-in storage, an intercom entry system and stairs rising to the upper floor.

The Kitchen / Diner is a particularly appealing room, filled with natural light and enjoying wonderful views towards Rock Park and the River Taw. Fitted with a range of wall and floor units and sink, there is ample space for a substantial dining table, making this an ideal room for both everyday living and entertaining. The riverside outlook gives the room an exceptional sense of openness and connection with its surroundings.

The magnificent Lounge is perhaps the centrepiece of the home. Generous in scale and wonderfully light, it features a beautiful period fireplace and an impressive sash window which perfectly frames the views across the park and river. The combination of elegant proportions, period detailing and far-reaching outlook gives this room a real sense of grandeur.

Also on this level is a spacious double Bedroom with its own En-suite Shower Room.

The upper floor continues the feeling of space, with a bright landing providing extensive storage and access into the eaves. The second Bedroom is again notably generous, with room for substantial bedroom furniture. A well-proportioned 3-piece Bathroom completes the accommodation and offers scope for a future purchaser to update to their own taste.

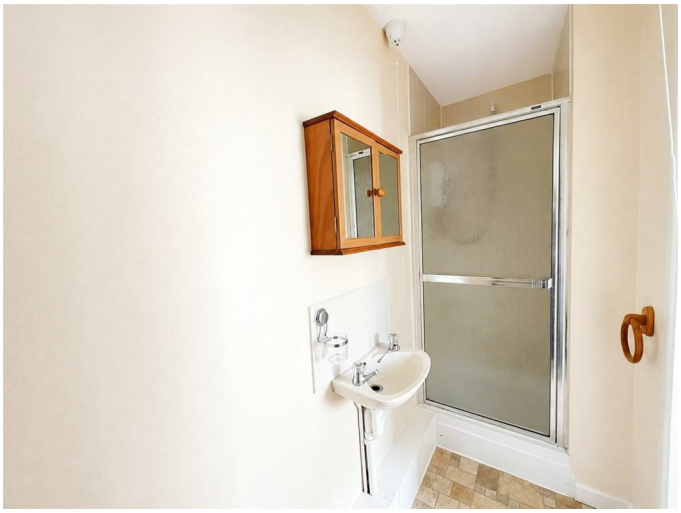
With its impressive proportions, elegant period features and outstanding riverside setting, this is a home with genuine character and presence. Properties combining this level of space, architectural charm and views over the River Taw are rarely available, making this an exceptional opportunity to acquire a distinctive and refined residence in one of Barnstaple's most attractive locations.

Lounge 17'4" x 12'0" (5.29 x 3.67)

Kitchen 13'10" x 9'6" (4.23 x 2.91)

Bedroom 1 10'0" x 13'9" (3.07 x 4.20)

Ensuite



Bedroom 2 11'3" x 16'11" (3.45 x 5.16)

Bathroom 6'10" x 10'3" (2.09 x 3.13)

Information

Age - 1810
Grade II Listed
Tenure - Leasehold 969 years remaining - Share of freehold
Service Charge - £3541.77 per annum includes (Sinking fund of £166.75 per annum/ Buildings Insurance/ Directors and Officers Liability/Utilities/ Repairs/Maintenance/ Health & Safety - Checks and Testing/ Cleaning Internal/ Cleaning External/ Gardening/ Refuse/ Administration/ Professional Fees/ Accountancy/ Managing Agent Fees)
Ground Rent: £10 pa
Heating - Mains Gas Central Heating via Combi Boiler
Drainage - Mains
Windows - Sash windows with single glazing
Council Tax - Tax band B
EPC Rating - D 68 - Potential to be C 80
Seller's position - Vacant possession with no onward chain

Note

The lease grants the right to use the garage and car parking space numbered 6 on the filed plan.
Please note the parking space numbered 6 on the filed plan is the garage. If anybody parks in the area in front of the garage the garage is effectively blocked as there is not enough room to manoeuvre. The area in front of the garage block is to allow access to each garage.

Note

The photographs used within this marketing material may have been digitally enhanced for presentation purposes. Adjustments may include brightness, contrast, colour balance, sky replacement, removal of temporary items and minor image corrections.

Some photographs have also been digitally staged with furniture to help illustrate how the apartment could look when furnished. Any furniture, furnishings, accessories or decorative items shown in these staged images are for illustrative purposes only and are not included in the sale.

All enhancements and digital staging are intended solely to improve presentation and help prospective purchasers visualise the accommodation. They do not materially alter the property's size, layout, permanent features, condition or surroundings.

Prospective purchasers should satisfy themselves as to the accuracy of all information, the property's current appearance and the extent of any fixtures and fittings included in the sale by inspection or other means.

Note

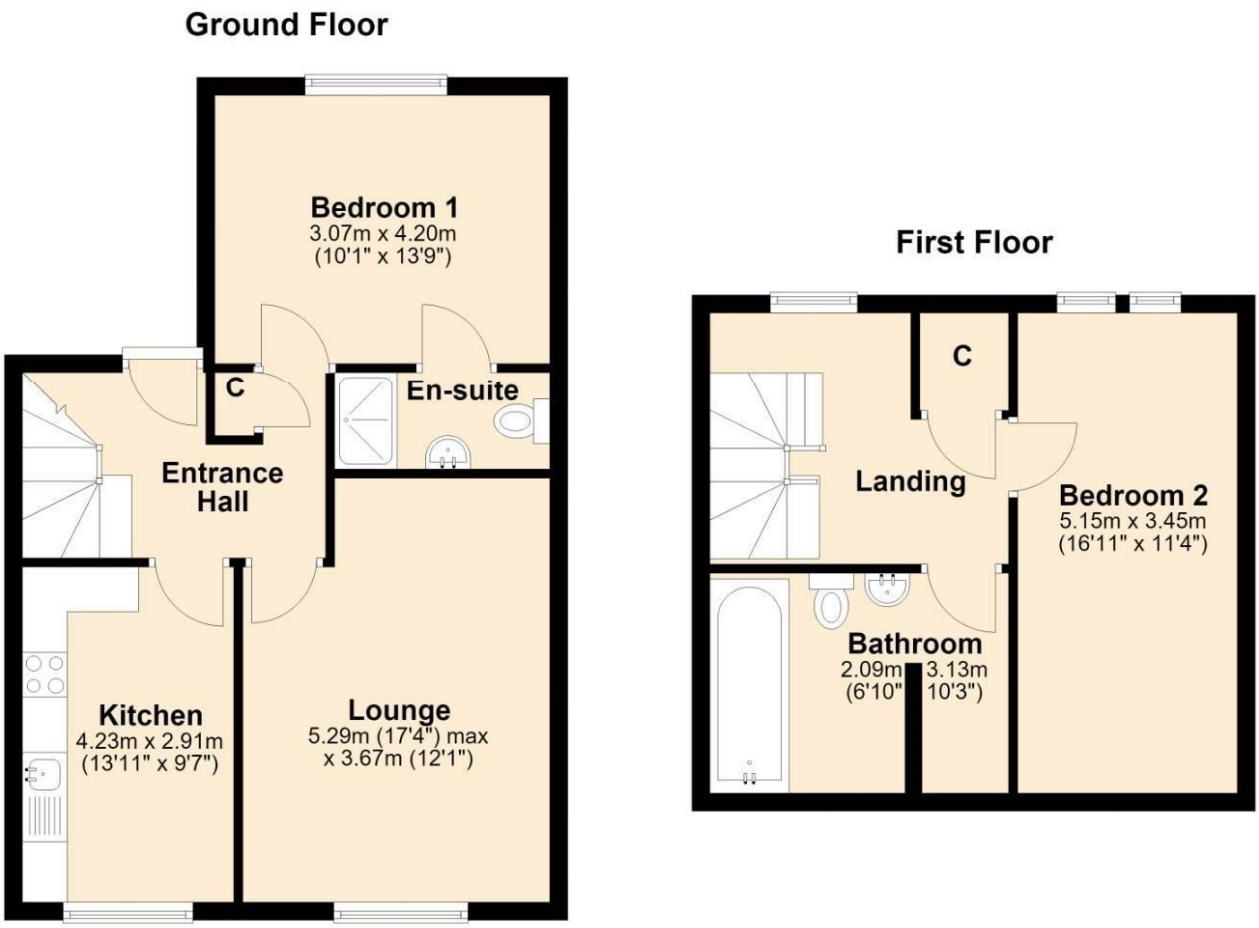
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

AML (Anti-Money Laundering)

In line with UK anti-money laundering regulations, all purchasers are required to complete an AML

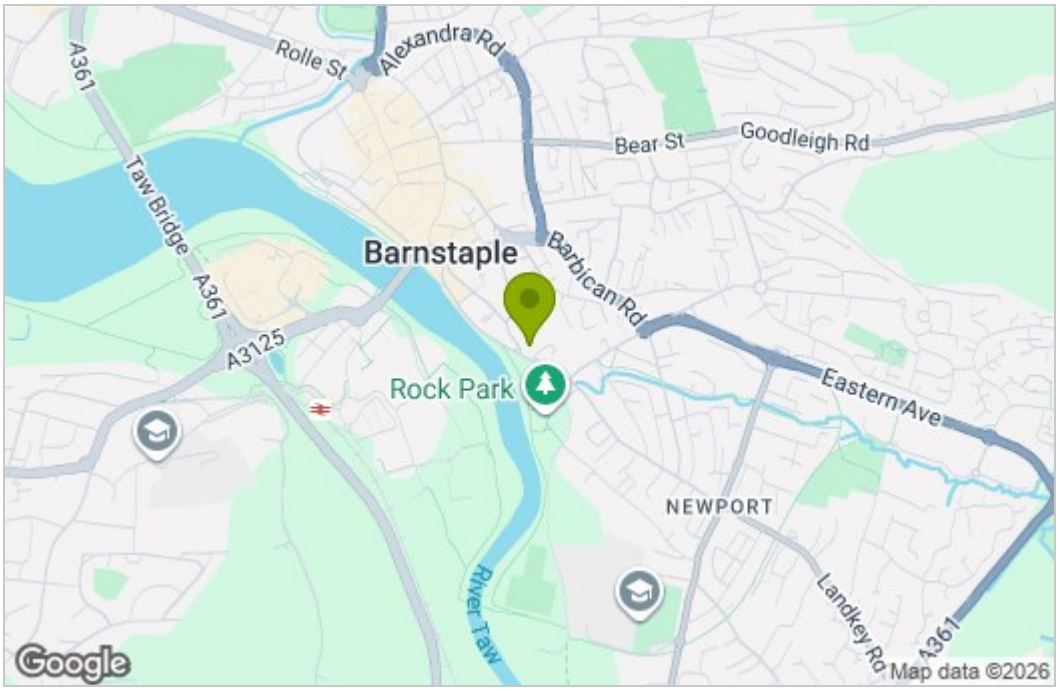
(Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

Floor Plan

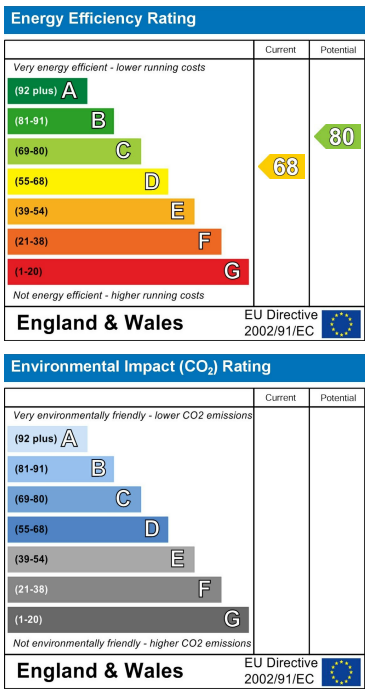


Flat 6, 3-4 Union Terrace, Barnstaple

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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