

CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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**42 PORT MILL COURT MILLS WAY,
BARNSTAPLE, DEVON, EX31 1GW**

If you are looking to make life a little easier then take a look at this fantastic waterside apartment. Apartment owners at Port Mill Court have all external maintenance taken care of and have the reassurance of an onsite house manager. No Chain.

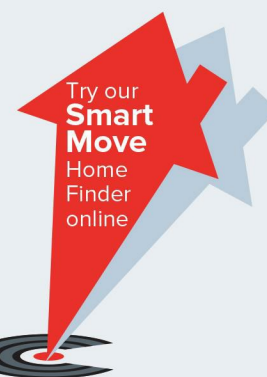
£130,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	81
EU Directive 2002/91/EC			

COUNCIL BAND B



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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- A spacious 1 Bedroom Apartment designed exclusively for the over 60's
- Prestigious McCarthy Stone Development completed in 2007
- Located right in the heart of Barnstaple opposite the High Street & close to Pilton Park
- Second Floor position with extensive river views
- Private Hall. 22ft Lounge/Dining Room
- Fully fitted Kitchen with a range of integrated appliances
- Double Bedroom
- Well appointed Bathroom with a white suite
- Economy 7 heating & UPVC double glazing
- Excellent communal facilities & peace of mind security together with Communal Parking & Garden



NEARBY OPEN SPACES OF PILTON PARK



Situated right in the heart of Barnstaple Town Centre opposite the High Street and within level walking distance of a whole range of amenities including town centre shopping and Pilton Park. Port Mill Court is a prestigious development for McCarthy Stone exclusively designed for the over 60's.

Port Mill Court is an impressive property with attractive brick facings and a Gated Entrance to Communal Parking and Gardens. It offers an excellent range of facilities for the residents including a Guest Suite for family and friends, an excellent resident's Lounge/Meeting Area, Laundry Room, Main Door and Entrance Gate Security Systems with emergency contact for the resident house manager plus 24 hour careline.

No 42 Port Mill Court is on the Second Floor and has both lift and stair access. The Apartment has a Southerly aspect and enjoys open views over Rolle Quay and the River. There is a 22ft Lounge-Diner, a Double Bedroom with fitted wardrobe and a well appointed Bathroom including a basin and low level wc with attractive tiled walls completing the contemporary finish.

The Apartment has UPVC double glazed windows and economy 7 heating.

Outside there are Communal Garden Areas surrounding the building and a limited number of Private Parking Spaces.

If you are seeking a Retirement Home in a safe and secure environment and would like to live without the worry of looking after a property, then No 42 Port Mill Court will be of particular interest.

Appointments to view are recommended and can be easily arranged by prior notice please by contacting Chequers Estate Agents of Barnstaple, the Vendor's Sole Agents on 01271379314.

FRONT DOOR TO

ENTRANCE HALL

Coved ceiling, power points, useful storage cupboard, second door to large walk in airing cupboard, coved ceiling, central heating system, fitted shelving. Regency style panelled door to



LOUNGE-DINER 22'4 X 10'8 (6.81M X 3.25M)

A spacious through Lounge-Diner with a picture window overlooking Rolle Quay and the Taw. This spacious room has a Creda storage heater, power points, coved ceiling, tv point, telephone point. Double doors from Lounge-Diner to

KITCHEN 7'7 X 6'3 (2.31M X 1.91M)

Attractively fitted with a range of matching base and wall mounted cupboards, contoured work surface with a single drainer sink unit with a mixer tap, tiled splashback with the tiling continued behind the work surface, built in 4 ring electric hob, fitted oven, power points, integrated fridge, integrated freezer, coved ceiling, views over Rolle Quay and the Taw. Regency style panelled door to

BEDROOM 15'10 X 9'3 (4.83M X 2.82M)

A good size bedroom with fitted wardrobes with mirror fronted doors, electric single heater, coved ceiling, power points, tv point. Regency style panelled door to

BATHROOM

With matching floor to ceiling wall tiles, featuring a white suite with a panelled bath with a shower above the bath, vanity wash hand basin, mirror above with shaver light, low level wc, electric fan heater and extractor fan

OUTSIDE

There are communal garden areas surrounding the buildings, a limited number of parking spaces for residents offered on a first come first serve basis.

AGENTS NOTE

There is a service charge of £38.06 per week (£1,979.06 per annum) and this charge includes; the warden, warden's accommodation, call line monitoring service, window cleaning, water rates and sewage (reduced as it is a sheltered scheme), lift and maintenance of the common parts including common room and laundry, grounds maintenance, decoration and contingency as well as management fees. Both the service charge and the ground rent have been paid up until February 16th, the ground rent being £424 per annum.

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.