



**Basement Flat, 5 Newport Terrace, Barnstaple, Devon, EX32 9BB
Asking Price Of £90,000 Leasehold**

A one bedroomed ground floor apartment in need of extensive refurbishment and modernisation. Situated in this attractive Georgian building in the extremely popular Newport area of Barnstaple with its excellent choice of local shops and amenities, and also an easy 20 minute walk to the town centre via Rock Park.

The property has a fully working wood burner and its own private off road parking space. The accommodation comprises:- Large lounge, bedroom, kitchen, and bathroom.

It has been previously successfully let for many years and would make an ideal investment property. In good condition, we consider the monthly rental to be in the region of £625.

Early viewing recommended.

MULTI PANED GLAZED FRENCH ENTRANCE DOORS with additional double doors into:-

LOUNGE 21' 6" x 13' 8" (6.55m x 4.17m) with an attractive stone fireplace with inset wood burner, timber mantle and slate hearth, range of shelving to the 2 alcoves either side, built-in cupboard and multi-paned glazed door to:-

HALL with built-in storage cupboard and all other rooms off.

BEDROOM 14' 5" x 13' 9" (4.39m x 4.19m) with window to rear.

BATHROOM 11' 1" x 3' 10" (3.38m x 1.17m) with 3 piece suite comprising low level wc, pedestals wash hand basin and panelled bath. Electric shower over the bath. Tiled splashback/surround to bath and basin. Extractor fan and airing cupboard.

KITCHEN AREA 1 9' 2" x 4' 10" (2.79m x 1.47m) with multi paned door leading out into rear porch, storage cupboard, kitchen base unit with worktop, inset stainless steel single drainer sink, 2 cupboards and space and plumbing for washing machine. Archway to:-

KITCHEN AREA 2 8' 6" x 7' 10 max" (2.59m x 2.39m) with window to side, worktops to 2 walls, cupboards under, 2 spaces under for larder fridge and freezer, matching wall cupboards. Electric cooker.

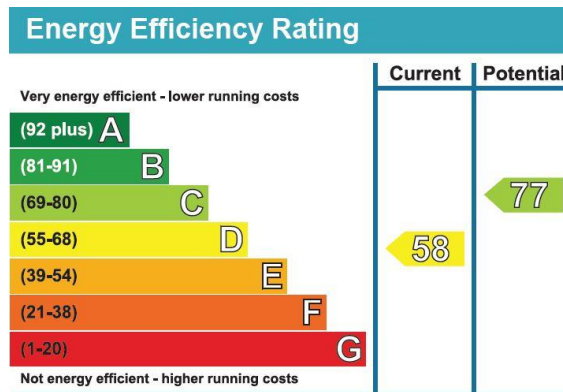
REAR PORCH door out into shared Rear Courtyard. Private storage shed. Gate out into rear lane and **Private Off Road Parking Space**.

To the front is a shared garden, which has been landscaped with paved areas, gravel, and fish pond.

NOTE: Lease information to be confirmed, but we understand from the vendor that there is in excess of 900 years remaining on the current lease. Management charge is £30 pcm and Ground Rent £50 per year.

A virtual tour is available for this property.





FLOORPLAN TO FOLLOW

Midwinter Koval refer mortgage enquiries to Lee Martin of The Mortgage Hub, 01271 379444, who offer completely independent financial advice to provide you with a mortgage tailored to your needs. They also provide more general financial advice. Please ask for more information.

Midwinter Koval Estate Agents Ltd aim to ensure that all property details supplied in whatever form are as accurate and up to date as possible. However, it is your responsibility (with assistance from your solicitor and/or your surveyor) to check all relevant information to ensure its accuracy.

In particular, we have not tested any apparatus, equipment, fixtures, fittings, or services at, or connected to, the property. Neither do we check Title Deeds or documents or carry out water, local authority, or any other official searches of property.

Midwinter Koval Estate Agents Ltd together with employees and agents make no warranty, expressly or by implication or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any information disclosed in whatever form.

103 Boutport Street, Barnstaple, EX31 1SY
tel: (01271) 322971 & 344915 email: sales@midwinterkoval.co.uk

The West Country's Largest Property Letting & Management Agents