



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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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		EU Directive 2002/91/EC	

COUNCIL BAND A



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**5 ROLLE QUAY,
 BARNSTAPLE, DEVON, EX31 1JE**

A spacious 1 Bedroom First Floor Apartment conveniently located in Barnstaple town centre and having immediate views over the River Taw.

£80,000

- A spacious well presented 1 Bedroom Apartment
- Immediate River Taw views
- Designed & exclusively available for the over 60's
- Modern fitted Kitchen/Diner with matching base & wall cupboards
- Lounge overlooking the River Taw
- Spacious Double Bedroom overlooking the River Taw
- Large Bathroom featuring a modern white suite
- Economy 7 heating & double glazed windows
- Residents permit parking available nearby
- No Chain



An opportunity to purchase a spacious 1 Bedroomed Retirement Apartment situated right in the heart of Barnstaple on historic Rolle Quay, with views over the river towards Barnstaple town centre. This highly convenient position is within minutes of High Street and Green Lane Shopping Centre, close to local pubs, restaurants, cinema and theatre.



The Apartment is on the first floor and fully self contained with its own Entrance Porch and Hall, 13'6 Lounge and a 14' Double Bedroom. The modern Kitchen-Diner is fitted with matching base and wall mounted units and there is a spacious Bathroom with a white suite including an electric shower over the bath.

The Apartment is specifically designed for the over 60's and is an excellent opportunity to purchase a retirement apartment right in the heart of Barnstaple.

Further details and approximate measurements are as follows:-

GROUND FLOOR

COMMUNAL ENTRANCE PORCH

With entry phone and door to

COMMUNAL ENTRANCE HALL

With stairs to first floor and landing

PRIVATE ENTRANCE PORCH

With electric trip switches and door to



HALL

With large walk in airing cupboard with factory lagged tank and dual stage immersion heater

LOUNGE 13;5 X 9'2 (3.96M;1.52M X 2.79M)

With storage heater, power points and double glazed windows with views over the River

KITCHEN/DINER 11'7 X 9'2 (3.53M X 2.79M)

Fitted with a range of matching base and wall mounted units with cupboards, drawers and contrasting work surfaces, inset single drainer sink unit. Space for appliances and cooker point, night storage heater, double glazed window

BEDROOM 14'2 X 9' (4.32M X 2.74M)

With panel heater and double glazed window

BATHROOM 10'3 X 8'7 (3.12M X 2.62M)

Fitted with a white suite incorporating a panel bath with tiled wall surrounds and electric shower over and fitted shower screen, pedestal hand basin and low level W.C, further tiled wall surrounds, fan heater and double glazed window

AGENTS NOTE

The property is held on the balance of a 99 year lease from 1985 with a service charge of £82.20 per month.

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.