



WOOLLIAMS

Property Services

Guide price £210,000

Union Terrace, Barnstaple, EX32 9AB



2

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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The well-presented accommodation comprises an entrance lobby, a cloakroom, a bright and spacious lounge, and a kitchen/breakfast room fitted with a range of units and integrated appliances. A conservatory adds a further versatile living space and enjoys outlooks over the private enclosed courtyard. A rear hallway leads to two well-proportioned bedrooms and a modern bathroom. Externally, the property benefits from its own enclosed courtyard garden and a private garage located to the rear of the building. To the front, residents can enjoy attractively maintained communal gardens, providing a tranquil setting in this sought-after location.

Situated in a desirable and mature development, this generously proportioned ground-floor flat offers comfortable living with direct views over the scenic Rock Park. The well-presented accommodation comprises an entrance lobby, a cloakroom, a bright and spacious lounge, and a kitchen/breakfast room fitted with a range of units and integrated appliances. A conservatory adds a further versatile living space and enjoys outlooks over the private enclosed courtyard. A rear hallway leads to two well-proportioned bedrooms and a modern bathroom. Externally, the property benefits from its own enclosed courtyard garden and a private garage located to the rear of the building. To the front, residents can enjoy attractively maintained communal gardens, providing a tranquil setting in this sought-after location.

Offered with no onward chain, this property presents an ideal opportunity for downsizers, professionals, or those seeking a peaceful yet convenient lifestyle.

Communal Entrance

Front door off, communal staircase to 1st floor.

Private Entrance Lobby

Front door off

Cloakroom

Under stair storage cupboard, wash hand basin, low-level WC, radiator.

Lounge 5.15m x 4.96m (16' 11" x 16' 3")

Full height window overlooking the garden, feature fire surround with fitted living flame coal effect gas fire, one double and one single radiator.

Kitchen/Breakfast Room 4.09m x 3.98m (13' 5" x 13' 1")

Inset single drainer sink unit with mixer tap, adjoining working surface with space below and plumbing for washing machine and dishwasher. Inset gas hob and built-in Zanussi oven, drawers and cupboards below. Pull out shelved larder unit, integrated fridge/freezer, range of wall units, radiator, entry phone, opening French doors to;

Conservatory 2.74m x 2.09m (9' x 6' 10")

Sliding double-glazed patio doors to rear, wall mounted Ideal Logic gas boiler feeding, hot water and central heating system radiator, door to

Rear hallway

Two built-in storage cupboards, a shelved airing cupboard with heater, mirror fronted sliding door double wardrobes, walk in storage cupboard.

Bedroom 1 3.58m x 2.97m (11' 9" x 9' 9")

A double aspect room, double radiator.

Bedroom 2 3.02m x 2.44m (9' 11" x 8')

Radiator.

Bathroom

A white suite with fully tiled walls, this room comprises a bath with a separate shower unit and folding glazed shower screen, pedestal handbasin with mixer tap, low level W.C, radiator, and ceramic tiled floor.

Outside

There is a private paved enclosed rear courtyard. A lockable gate provides access to the rear service lane, beyond that is the lock up garage, situated in a block of six. To the front of the building is a pleasant, sunny, well tended communal garden.

Tenure

The flat is being sold with the balance of a 999 year lease granted on 31 march 1988. Groud rent is £10.00 per annum, due for payment on 10th April each year. Service charge for the year 1st November 2024 to 31st October 2025 is £3,575.80 (£297.98 per month). For the year 1st November 2023 to 31st October 2024, it was £2,220.00 (£185.00 per month. The increase was due, in part, to the expense of repairs and maintenance. The service charge covers building insurance, communal utilities, repairs & maintenance, cleaning of internal & external communal areas, gardening and green waste collection, sinking fund contribution and accounting & managing agent fees. We hold a copy lease and service charge statements for 2023/2024 and 2024/2025 at the office for inspection by prospective purchasers or their legal advisors.

Services

Mains water, electricity, gas and drainage connected.

EPC

Band C

Council Tax

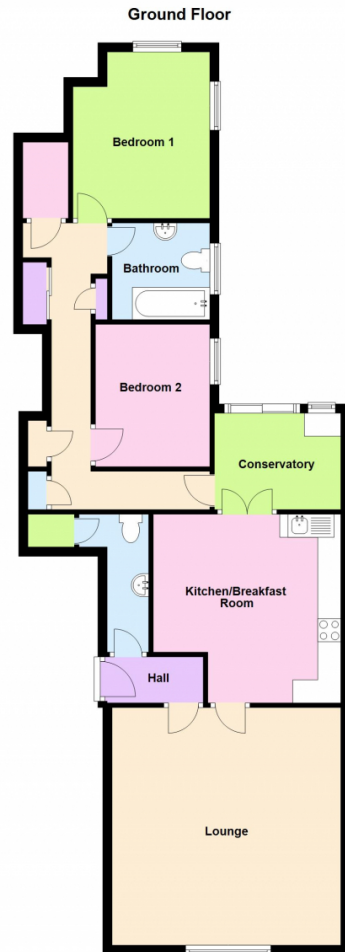
Band B - Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 Email: sales@woolliamspropertyservices.com or www.woolliamspropertyservices.com

Useful Information

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 3-4 Union Terrace, EX32 9AB

