

15 Town Mill Court
Barnstaple EX31 1GX

Affordable Homes
UK (North Devon) Ltd

Quality homes at affordable prices

Price £79,500



Town Mill Court is a substantial building ideally situated just a short walk from the town centre with its amenities.

Situated on the first-floor number 15 has been the subject of considerable expenditure over recent years and now boasts with a fabulous kitchen with built-in microwave, washing machine electrical oven and electrical 4 ring hob. In addition, there is a lovely lounge/diner, double bedroom with dual aspect, and a spacious bathroom. Hot water and heating are provided by a gas boiler and all windows are uPVC double glazed. Outside there is 10 non-allocated parking spaces and a bicycle store.

www.ahuk.org

t: 07891 984116

The apartment is for sale through shared ownership, which means you purchase a percentage share of the property with a mortgage and will benefit from the advantage and responsibilities of home ownership.

Unlike traditional shared ownership Affordable Housing (North Devon) Ltd **do not charge rent on the remaining equity.**

An appointment to view is highly recommended to appreciate this excellent apartment.

The accommodation with approximate measurements comprises:

Communal Front door to:

Communal entrance Hall with stairs leading to the first floor.

Own front door to:

Entrance Hall

Radiator, entry phone, large shelved cupboard, thermostatic central heating control. Oak laminate floor and door to

Lounge Diner 4.82m max x 3.24m max

An attractive room with French Doors to a Juliet balcony, TV point, radiator.

Kitchen 2.20m max x 2.06m max

A comprehensive range of attractive white fronted units with contrasting work surfaces, built-in microwave, electrical oven with grill, electrical 4 ring hob and an integrated washing machine. Stainless sink unit with monobloc taps with a very useful addition of a boiling water tap, Gloworm Flexicom 30cx gas boiler, fridge freezer recess, Greenwood airvac extractor, Oak laminate flooring, radiator.

Bedroom 4.6m max x 2.73m max

An attractive and unusually shaped room, TV and telephone points, radiator. Two windows providing lots of light and a dual aspect.

Bathroom

A white suite comprising panelled bath with handles and mixer shower attachment over, pedestal wash hand basin, low level WC, radiator, shaver point, extractor, attractive slate style flooring, window.

Outside

There are 10 unallocated parking spaces for the building, a bicycle store and a bin store.

Ground Rent: £ 197.78 per annum.

Service Charge: (which includes Building Insurance) £ 56.10 per month.

To view contact: Shaun Hacking 07891 984116

PRICE: £79,500 Leasehold for a 77% fixed equity share.



We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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. No person representing Affordable Homes UK (North Devon) Ltd has any authority to make or give any representation or warranty in relation to this property.