

**17 Town Mill Court**  
Barnstaple. EX31 1GX

**Affordable Homes**  
**UK (North Devon) Ltd**

**Quality homes at affordable prices**

**Price £82,875**



17 Town Mill Court is a modern purpose built and beautifully presented one-bedroom apartment set in a very well-maintained building close to the town centre.

Situated on the first floor the flat is both light and well proportioned; the accommodation offers a spacious hallway with useful storage cupboard, lovely lounge/diner, separate kitchen, a good size double bedroom with deep built-in wardrobe and an attractive 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.

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 Homes (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 with entry system to:

Communal entrance Hall with stairs to the first floor:

**Own front door to:**

**Entrance Hall**

Wood laminate flooring, radiator, entry phone, large cupboard with shelving, thermostatic central heating control, door to

**Lounge Diner: 5.91m max x 3.66m max reducing to 2.90m**

A lovely well-proportioned room with wood laminate flooring, TV point, telephone point, and two radiators.

**Kitchen: 2.13m max x 1.82m max**

A comprehensive range of attractive white fronted units with contrasting light wood effect work surfaces, Stainless sink unit with monobloc taps over, cooker recess with stainless steel canopy hood over, washing machine recess, Glow.Worm Flexicom 30cx gas boiler, fridge freezer recess. Kickspace heater, Greenwood Airvac.

**Bedroom: 3.81m max x 2.95m max**

An attractive and spacious room, with aspect over the front of the property, radiator. Deep walk in wardrobe with tiled flooring.

**Bathroom**

Spacious and comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, shaver point, chrome heated towel rail, extractor, attractive tiling to the bath surround and the floor.

## Outside

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

**Services:** Mains electricity gas, water, and drainage.

**Ground Rent:** £197.78 per annum.

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

**To view contact:** Shaun Hacking 07891 984116

**PRICE:** £82,875 Leasehold for a 79% 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.