turners



2 Rolle Quay

Barnstaple, EX31 1JE

Price Guide £90,000

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One-bedroom ground floor retirement flat for over 60s, offered with no onward chain. Well-proportioned accommodation throughout, with scope for modernisation and improvement.







Property Description

Offered to the market with no onward chain, this one-bedroom ground floor retirement flat is available for over 60's and is situated within a small block of just four flats. The property offers well-proportioned accommodation throughout, although would benefit from updating and modernization, providing an excellent opportunity for a new owner to put their own stamp on the property.

The accommodation comprises a communal entrance hall serving the four flats with access through to the property's own private entrance hall, which benefits from a useful storage cupboard housing the hot water tank.
The kitchen/diner offers an open layout with a range of fitted wall and floor units, space for freestanding appliances and an electric night storage heater. The lounge is a generous reception room with a front-facing window and electric heater, providing a good-sized space to relax. The double bedroom features fitted wardrobes spanning the width of one wall, an electric night storage heater and a window to the front elevation. Completing the accommodation is a wet room fitted with a walk-in shower, WC and wash hand basin.

With its ground floor position, well-proportioned rooms and no onward chain, this property offers an appealing opportunity for those seeking retirement accommodation with the scope to modernize and create a home to their own taste.

Location

Barnstaple, the largest town in North Devon, is a historic market town known for its blend of rich heritage and modern conveniences. Situated along the River Taw, it serves as a hub for shopping, dining, and entertainment while offering easy access to North Devon's stunning coastline and countryside.

The town boasts a mix of independent shops and national retailers, with the popular Pannier Market being a highlight. Excellent transport links, well-regarded schools, and nearby beaches make Barnstaple an attractive location for families, professionals, and retirees alike.

Directions

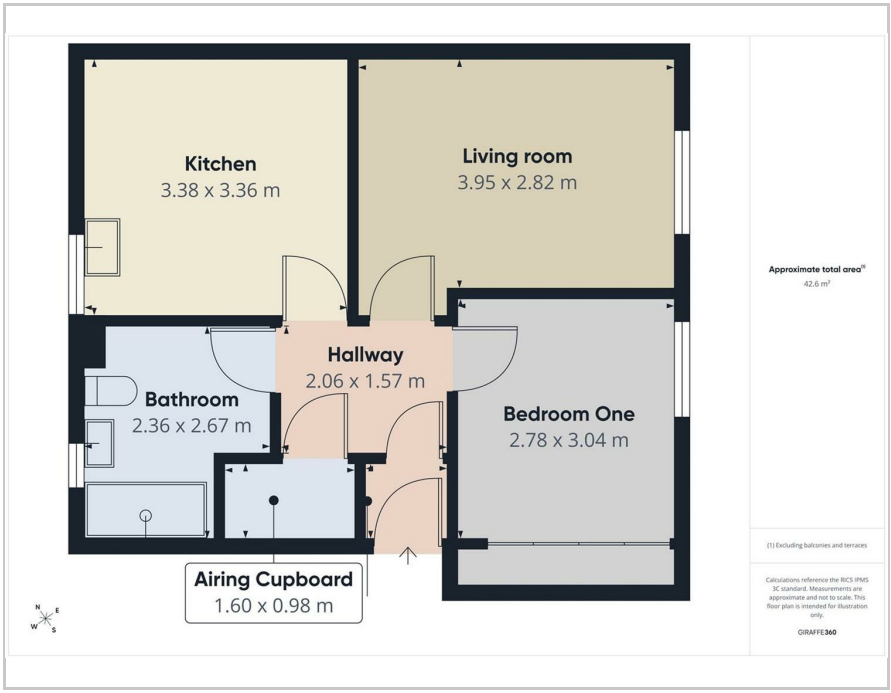
From Barnstaple town centre, head towards Rolle Bridge and cross over the River Yeo onto Rolle Street. Following signs towards Braunton take the first turning turn onto Rolle Quay, where the property will be found immediately on your right hand side. Convenient paid parking can be found opposite.

What3words - poetic.flame.fend

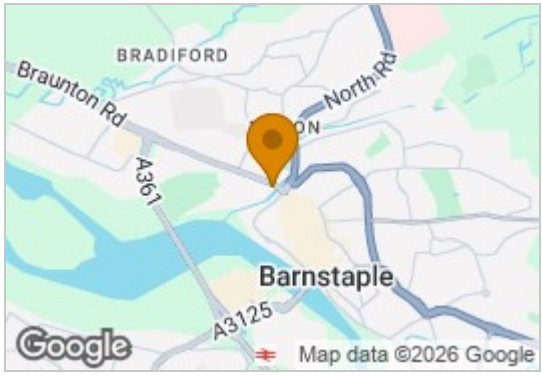
Agent Notes

Service charge - Vendor advises £1,323.48 per annum
Lease - 58 years remaining of a 99 year lease dated 1986

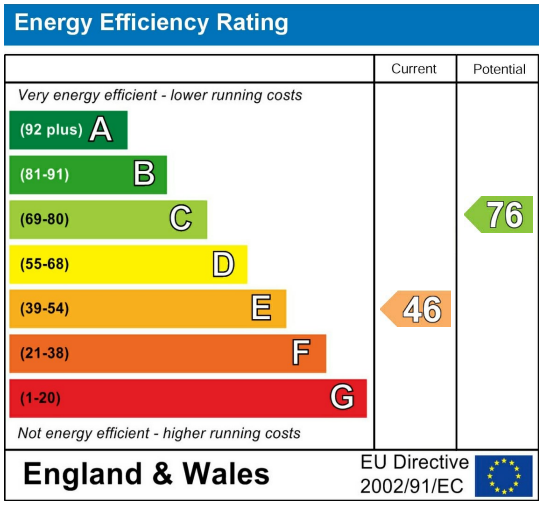
Floor Plans



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Cedar House Caen Street, Braunton, Devon, EX33 1AH
Tel: 01271 815651
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk