



**3-4 Union Terrace
Barnstaple
Devon
EX32**

Offers in Excess of £190,000

bettermove

3-4 Union Terrace Barnstaple

Bettermove are proud to present this 2 bedroom flat, located in a Grade II Listed Building in Barnstaple, available with no forward chain.

The property benefits from gas central heating throughout, with allocated parking and garage available.

The council tax band is B.

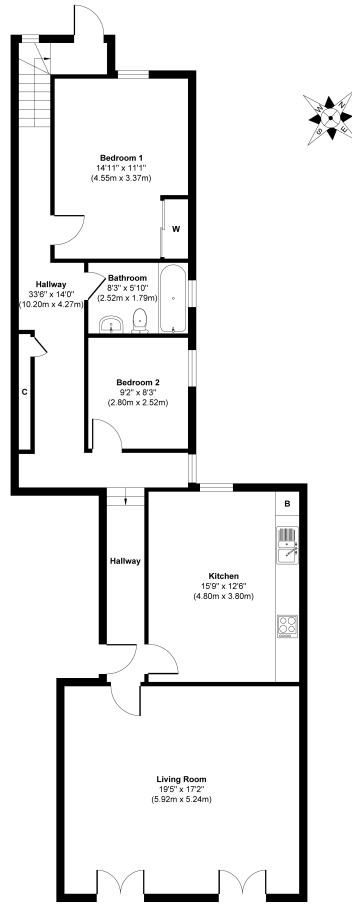
This is a leasehold property with 960 years remaining on the lease; the service charge is £3,000.00 per annum, the ground rent is £10.00 per annum.

The interior of this property, which may require some modernisation, combines modern living and stunning original features. and comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom. The property further benefits from a private balcony, accessible via the living room, and communal gardens, perfect for enjoying the summer months.

Located in the popular town of Barnstaple, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barnstaple train station, a variety of local bus routes, and quick access to the A39.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Floor Plan

Approx. Gross Internal Floor Area 1087 sq. ft / 101.02 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk