



2 bed apartment to buy in EX32

3-4 Union Terrace, Barnstaple, Devon,
EX32 9AB

£125,000 Starting Bid

 x 2  x 1  x 1

Tenure

Share Of Freehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Gas Central Heating Combi Boiler
- ✓ Fireplace
- ✓ Balcony
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. A delightful and spacious first-floor apartment set within an elegant Grade II listed Regency building, enjoying an elevated position overlooking the picturesque Rock Park, with glimpses across the River Taw. Now reduced in price, the property represents excellent value for money and is ideally situated within an easy, level walk of the town centre. Offered for sale with no onward chain, it is an appealing opportunity for those seeking a characterful home in a highly convenient location.

The accommodation briefly comprises a communal entrance porch and hallway with stairs rising to the upper floors. A private entrance hallway leads into a bright and welcoming sitting room, featuring two sets of French doors opening onto a private balcony. South-facing and enjoying an elevated aspect, the balcony provides the perfect spot to sit and enjoy the pleasant outlook and surrounding views.

The kitchen is fitted with a range of units, together with a built-in oven and hob, while a newly installed gas-fired boiler provides central heating and hot water. There are two well-proportioned bedrooms and a bathroom completing the internal accommodation.

Externally, the property benefits from attractive communal gardens to the front. To the rear is an enclosed turning area, together with a garage and additional communal guest parking.

In our opinion, this is one of the finest apartments within the building, thanks to its elevated position, sunny south-facing aspect and excellent outlook. Rock Park lies directly opposite, providing wonderful walking opportunities along the river and onward to the Tarka Trail, while the town centre, with its wide range of shops, cafés and amenities, is just a short and level stroll away.

Having now been reduced in price, this impressive apartment offers an excellent combination of character, generous accommodation, private outdoor space, garage and parking, together with a highly convenient location. It represents particularly good value for money and is an opportunity not to be missed.

Property additional info

Communal Entrance Porch:

Front door off.

Communal Entrance Hall:

Night storage heaters, staircases to each floor and communal landings.

Entrance Hall:

Front door off, three storage cupboards, access to loft space, radiator, fitted carpet, a rear staircase leads to a small lobby and a back door to the flat.

Sitting Room: 6.91m x 5.24m (22' 8" x 17' 2")

Two elegant French doors on either side of the room open onto a private, full-width balcony at the front of the building. From here, there are delightful views across Rock Park towards the Taw Estuary. The room also features a beautiful marble fireplace surround, two double radiators, an entry phone system, and a fitted carpet.

Kitchen: 4.11m x 2.98m (13' 6" x 9' 9")

A sink unit with mixer tap, drawers and cupboards below and space with plumbing for a washing machine. Inset hob, built-in oven, working surface with drawers below, range of wall units. Wall mounted Worcester gas fire combination boiler fitted in March 2026, part tiled walls, double radiator, fitted carpet.

Bedroom 1: 4.20m x 3.01m (13' 9" x 9' 11")

Built-in wardrobe with mirror fronted sliding doors, radiator, fitted carpet.

Bedroom 2: 4.11m x 2.52m (13' 6" x 8' 3")

Radiator, fitted carpet.

Bathroom: 2.52m x 1.85m (8' 3" x 6' 1")

Pink suite comprising of a panelled bath with tiled wall area, mixer tap and shower attachment. W.C. pedestal wash hand basin, radiator.

Rear Lobby:

Staircase off, door to outside.

Garage En Bloc: 4.85m x 2.71m (15' 11" x 8' 11")

Metal up and over door, loft storage area, light and power connected.

Outside:

There's a very pleasant front garden accessible via iron gates and fronting onto Taw Vale. Flagstone pathways leads to the front of the building, there are areas of lawn, planted beds and borders which are a particular delight during the summer months. Vehicle access to the rear of the building is via a driveway adjacent to one Union Terrace. This leads to an enclosed hardstanding and parking area as well as a block of garages. There are some additional communal parking spaces. Flat four has its own garage, in addition there is a further garden area directly behind the garages.

Council Tax Band: B

Tenure: Share Of Freehold

Length of Lease: 965

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £3,541.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

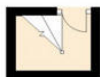
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

3-4 Union Terrace, Barnstaple, Devon, EX32 9AB

Contact your local branch today for more information on this property:

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