



**WOOLLIAMS**  
Property Services

**Guide price £200,000**  
**3-4 Union Terrace, Barnstaple, EX32**



 **2**  
Bedrooms

 **1**  
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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The accommodation briefly comprises a communal entrance porch and hallway with stairs rising to the upper floors. Inside, a private hallway leads to a bright sitting room featuring two sets of French doors opening onto a private balcony, perfectly positioned to take in the south-facing views. The kitchen is fitted with a range of units, a built-in oven and hob, and a newly installed gas-fired boiler providing both hot water and central heating. There are two well-proportioned bedrooms and a bathroom completing the internal layout. Externally, the property benefits from attractive communal gardens to the front, while to the rear there is an enclosed private parking area, a garage, and additional communal parking.

A delightful and spacious first-floor apartment set within an elegant Grade II listed Regency building, enjoying an elevated position overlooking Rock Park with glimpses of the River Taw. Ideally located, the property is within an easy, level walk of the town centre and is offered for sale with no onward chain.

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

#### **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.

**Services**

Mains water, electricity, gas, and drainage connected.

**Council Tax**

Band B. Please note cancel tax banding can be reassessed after a change of ownership, for further information please contact the local authority.

**EPC**

An EPC assessment has been requested for the Flat. As soon as this has been completed it will be made available and added to our brochure and marketing material.

**Tenure**

The flat is being sold with the balance of a 999 year lease granted in 1987. There is an annual grand rent of £10 payable on the 6th of April each year. The annual service charge for the financial year 1st November 2025 to 31st of October 2026 is £3,243.77 or £270.31 per month. The service charge covers maintenance contributions towards the buildings decoration, insurance, gardening and upkeep of the communal areas which include window cleaning. We hold a copy of the lease at the office and any interested purchaser or their legal advisor is welcome to inspect this before making an offer to purchase.

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

**Useful Information**

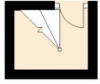
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

[what3words//bubble.report.closer](https://www.what3words.com/bubble.report.closer)



Ground Floor



First Floor

