

Apartment 4, Riversvale

Apartment 4,

21 Litchdon Street, Barnstaple, Devon, EX32 8ND

Town centre Bideford 10 miles Croyde 10 miles

A newly converted spacious two bedroom apartment offering an open plan living space, located within an elegant grade II listed Georgian mansion & situated close to the town centre

- 2 bedroom apartment
- Storage cupboard
- Second bedroom/home office
- 10 year Build Zone Warranty
- EPC rating C
- Open plan kitchen/dining/living area
- Modern bathroom
- Allocated Parking Space
- Leasehold - Share of Freehold
- Council tax band TBC

Guide Price £200,000

SITUATION

This unique collection of 6 newly converted apartments forms a grade II listed Georgian mansion, beautifully positioned along the scenic banks of the River Taw in Barnstaple, the vibrant heart of North Devon, renowned for its rich history, excellent amenities, and transport links.

DESCRIPTION

Located on the first floor, this two bed apartment offers an spacious open plan kitchen/dining/ living area, creating the ideal space for entertaining guests. A generously sized master bedroom and versatile second bedroom provides a flexible living layout. A practical storage cupboard and stylish bathroom with shower completes the design.

OUTSIDE

This home benefits from one allocated parking space and access to the communal garden to the front of the building.







SERVICES

All main services are connected with gas central heating system.
Broadband speed up to 1800 Mbps, Mobile coverage from EE, Three, O2 and Vodafone likely.

AGENT NOTES

10 year Build Zone warranty
Management Company charges will be set according to floor area - For more information contact Stags.
Some images have been staged using AI.

VIEWINGS

All viewings are strictly by prior appointment with Stags Barnstaple office on 01271 322833.

DIRECTIONS

The apartments are situated between Litchdon Street and Taw Vale. Taw Vale runs parallel with the River Taw and runs into The Strand. There are traffic restrictions in both Taw Vale and The Strand. Litchdon Street is a one-way system. Accordingly, with the river to your right, turn into The Strand, turn left into Litchdon Street which can be found behind The Imperial Hotel. Proceed to the end of Litchdon Street and the site can be found on the right-hand side overlooking Taw Vale, the river and Rock Park.
https://w3w.co/book.choice.bottom

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk



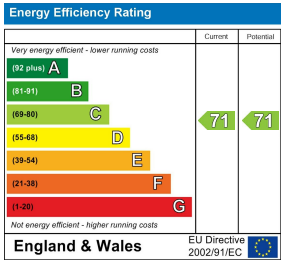




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



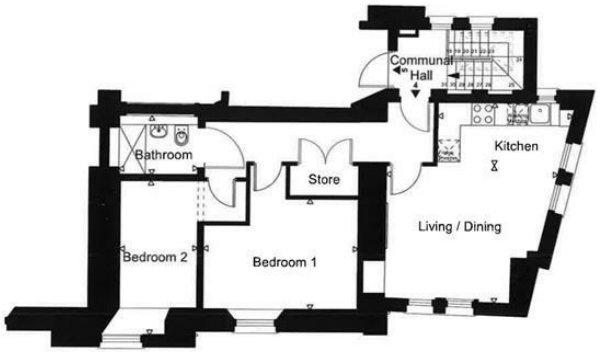




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APARTMENT 4

First Floor:

Kitchen: 3.6 x 1.6m

Living / Dining Room: 4.55 x 3.62m

Bedroom 1: 4.1 x 2.9m

Bedroom 2: 2.05 x 4.1m

Bathroom: 2.1 x 1.5m

Apartment 4
58sqm / *624sqft*
2B3P Apartment

Customers should note this illustration is an example of the house type. All dimension indicated are approximate and the furniture layout is for illustrative purposes only.