

6 Queen Annes Mews, Castle Street, BARNSTAPLE
£675.00 per calendar month

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Well Presented 3rd Floor Apartment
- Master Bedroom with En-Suite
- Open Plan Lounge/Kitchen/Diner
- Lift Access
- Entry Phone System
- Gas Central Heating

- Communal Garage
- Town Centre Location
- River Views
- Available mid November
- Rent £675.00 Deposit £825.00

6 Queen Annes Mews, Castle Street, BARNSTAPLE, Devon, EX31 1ES

A very well presented top floor two bedroom apartment. Accommodation Comprises: An open plan lounge/diner/kitchen, having a feature fireplace and velux style windows making the apartment very light and airy. The master bedroom has fitted wardrobes and an en-suite shower room. There is a further bedroom and main bathroom, from the hallway there is ample storage cupboards. Located within the town centre. No Pets. No Smokers. Fees Apply. EPC rating B. Available mid November. Rent £675.00 pcm. Deposit £825.00

ENTRANCE HALL

With built-in storage cupboards and doors to rooms off.

LOUNGE/DINER

6.12m x 3.61m (20' 1" x 11' 10")
Spacious room with feature fireplace with electric fire inset. 3 Velux windows. Views over roof tops. Open plan to

KITCHEN

2.48m x 2.49m (8' 2" x 8' 2")
Fully fitted with space for appliances, 4-ring gas hob with extractor over & electric oven and 1 1/2 bowl sink unit.

BEDROOM 1

4.79m x 3.13m (15' 9" x 10' 3")
With built-in mirrored wardrobes. Useful loft storage with ladder access. Views over roof tops.

EN-SUITE SHOWER ROOM

With a suite comprising corner shower cubicle, wash hand basin and WC.

BEDROOM 2

2.09m x 3.95m (6' 10" x 13')
Views.

BATHROOM

2.46m x 1.66m (8' 1" x 5' 5")
With a suite comprising bath, WC and wash hand basin.

SECURE PARKING

Outside the property is accessed via communal entrance with intercom, there is lift access to the 3rd floor and to the apartment. The communal parking garage has an electric roller door and provides secure parking.

SERVICES

All mains connected Gas, Electric and Water.
Council Tax Band 'A'.
Communal Bin Area Under Archway
Electric Roller Door to Communal Garage

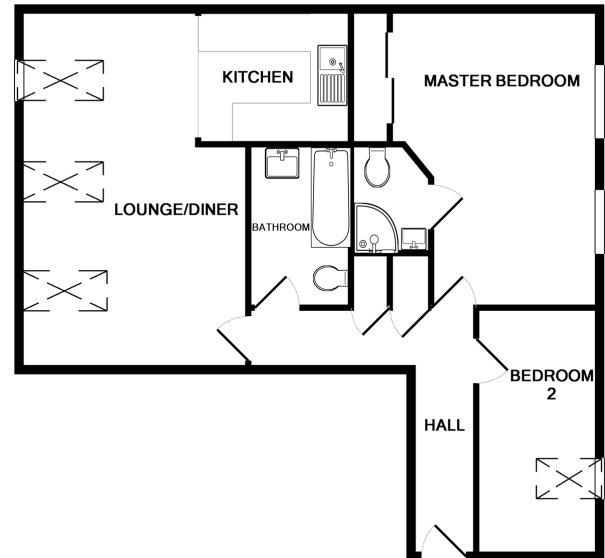
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

DIRECTIONS

Located just off Commercial Road next to the River Taw. Park in Commercial Road and go through Garage opening. Buzzer for doors are in front of you.



TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.4 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	82	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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