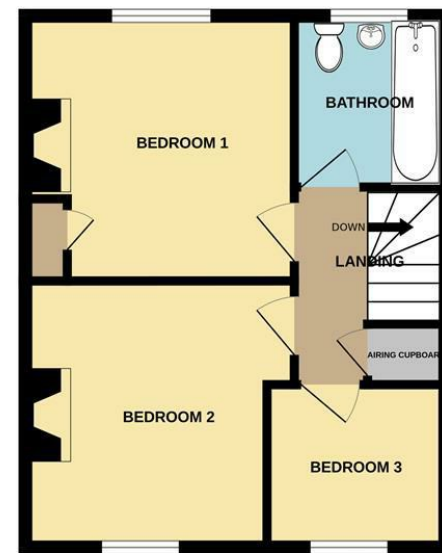


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 3 Bed Terraced House

103 Victoria Street, Barnstaple, EX32 9JA

Guide Price

**£225,000**

- Convenient Location
- Excellent Schools Close By
- Modern Kitchen
- Open Plan Kitchen Diner
- Well Maintained Courtyard Garden
- Double Glazing Throughout
- No Ongoing Chain

## Directions

Head out of Barnstaple along Eastern Avenue heading towards the A39. Upon reaching the 'middle' roundabout (one after Taw Garages) take the second exit onto Hollow Tree Road. When you reach the lights take the right lane down Newport Road then turning right again into Victoria Street. The property is situated on the left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

**Entrance Hall**  
4.17m x 1.84m (13'8" x 6'0")

**Living Room**  
3.23m x 3.55m (10'7" x 11'7")

**Kitchen**  
4.89m x 1.82m (16'0" x 5'11")

**Dining Room**  
3.36m x 3.14m (11'0" x 10'3")

**Bedroom 1**  
3.35m x 3.57m (10'11" x 11'8")

**Bedroom 2**  
3.25m x 3.22m (10'7" x 10'6")

**Bedroom 3**  
2.11m x 2.21m (6'11" x 7'3")

**Family Bathroom**  
1.75m x 1.81m (5'8" x 5'11")

## Overview

Phillips Smith & Dunn are delighted to offer to the market number 103 Victoria Street, a deceptively spacious 3 bedroom mid terrace house situated within the favoured Newport location with its excellent amenities nearby available with no ongoing chain.

The property has the benefit of gas central heating and an attractive, low-maintenance rear courtyard style garden. Walking through the front door you are struck by how light and airy the property is and this theme continues throughout with the ground floor accommodation having an attractive sitting room to the front and a large dining/living area to the rear with an open plan feel leading into the kitchen that has a range of wall and base units with working surfaces over and space and plumbing for appliances. There is access out from the dining area into the rear garden. On the first floor are 3 bedrooms with 2 being of a particularly good size and there is a family bathroom serving the bedrooms, complete with 3 piece suite.

The agents consider the property an ideal first time purchase or sound investment opportunity, benefiting from gas fired central heating and double glazing.

## Outside

To the rear of the property you benefit a large patio area, ideal for hosting gatherings or for a spot of al fresco dining. Rear access is also available. Permit free parking is available to the front of the property.

Newport is a highly sought after location, boasting an OFSTED outstanding Primary School within walking distance. Within close proximity is also an excellent range of amenities which caters well for everyday needs, including local convenience store, Park School, Nursery, Medical Centre, Dentist and a Public House.

Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



## Services

All Mains Services Connected

## Council Tax band

B

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

