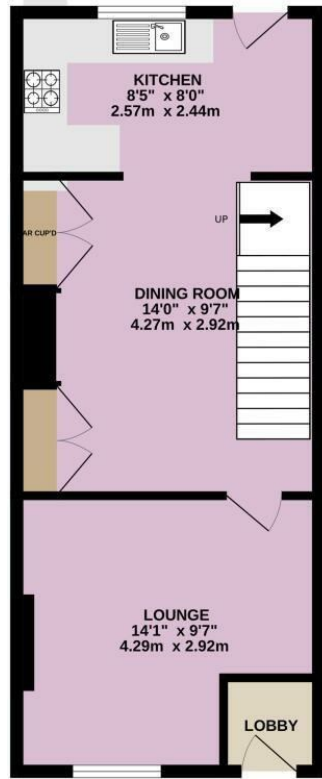
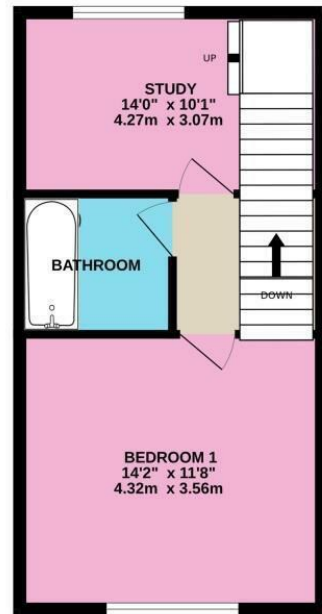


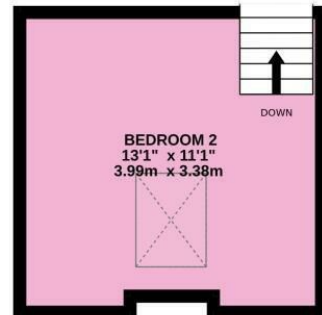
GROUND FLOOR



1ST FLOOR



2ND 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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Charming 2 Bedroom Terraced Home
26 Victoria Street, Barnstaple, Devon, EX32 9JB

Asking Price

£210,000

- No Ongoing Chain
- Gas Central Heating
- Character Features
- Courtyard Style Rear Garden
- Spacious Accommodation
- Popular Location

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. Continue along taking the next right and number 26 is found on the left hand side.

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

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Entrance Porch

Dining Room

Lounge

Kitchen

Bedroom 1

Study

Bathroom

Bedroom 2

Overview

Located in the sought-after area of Newport, this 2/3-bedroom mid-terrace residence presents an excellent opportunity for those looking for a beautifully presented home. Boasting PVCu double glazed windows and gas-fired central heating (boiler less than a year old) this property offers a comfortable and spacious living space, with high ceilings and well proportioned rooms.

Upon entering, you are greeted by an entrance porch leading into the first reception room currently being used as the dining room and has an attractive feature fireplace. A door takes you through to the lounge area, positioned at the rear of the property, showcases a charming feature fireplace, with inset woodburner and stairs to the first floor. The kitchen flows from this from this room and is equipped with wall and base units, stainless steel sink, and space for appliances, with additional access out to the rear.

Upstairs, the master bedroom exudes character and charm, featuring exposed timber flooring and another attractive fireplace, creating a welcoming retreat. The family bathroom on this level is fitted with a modern white suite with shower over the bath. The study at the rear, leads to the stairs that take you to the second double bedroom. This room continues the theme with exposed timber flooring and has a large eaves storage cupboard which could be converted further.

The rear courtyard garden has been designed with ease of maintenance in mind. It offers rear access and includes an artificial grass area with a well-placed decking area perfect for enjoying those al-fresco experiences.

Location

The property is within a short stroll 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 main services connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

