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**Spacious 2 Bed Apartment**  
Tresmere, 5 Victoria Road, Barnstaple, EX32 9HR

Guide Price

**£165,000**

- CHAIN FREE!
- Two Large Reception Rooms
- Off Road Parking
- Popular Residential Location
- Gas Combi Boiler
- Rock Park Close By

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

**Directions**

Head out of Barnstaple on Alexandra Road. Take the left hand turning at the next roundabout and follow this road passing the Garage on your left hand side. At the roundabout, turn right onto Victoria Road, follow along and 5 Victoria Road is situated on your left. Parking is located at the rear of the property, just off from Gloster Road.

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:

### Communal Entrance Hall

**Living Room**  
5.03m x 4.57m (16'6" x 14'11")

**Dining Room**  
4.47m x 3.91m (14'7" x 12'9")

**Kitchen**  
2.98m x 3.29m (9'9" x 10'9")

**Bedroom 1**  
3.60m x 2.71m (11'9" x 8'10")

**Bedroom 2**  
3.01m x 1.95m (9'10" x 6'4")

**Bathroom**  
3.00m x 1.77m (9'10" x 5'9")

### Parking Space

### Front and Rear Courtyard

## Overview

This spacious two-bedroom ground-floor flat in Newport offers generous living space with high ceilings and large rooms, along with the convenience of off-road parking. At the front of the property are two sizable reception rooms, perfect for flexible use as a dining room and living room, with the front room featuring a charming bay window and the rear reception room opening onto the outdoor space via French doors. The kitchen comes equipped with a washing machine, oven, ample cupboard storage, and worktop space.

Both bedrooms are situated at the rear of the flat, offering privacy and quiet. The family bathroom boasts a four-piece suite, including a shower, bath, WC, and sink. The property benefits from outdoor space at both the front and rear, with parking conveniently located at the back. Ideal for those seeking a spacious, well-appointed home with easy access to local amenities.

## Outside

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

D

## Tenure

Leasehold - Share of Freehold

## Viewings

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

