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## 3 Bedroom Mid-Terrace House

53 Victoria Street, Barnstaple, EX32 9JE

Asking Price

**£240,000**

- Close To Local Amenities
- Very Spacious Attractive Accommodation
- Gas Central Heating
- Refurbished By The Current Owner
- PVCu Double Glazing
- Popular Location

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## Room list:

### Entrance Hall

### Lounge

3.22 x 3.79 (10'6" x 12'5")

### Dining Room

3.21 x 3.24 (10'6" x 10'7")

### Kitchen

4.45 x 2.85 (14'7" x 9'4")

### Bedroom 1

4.82 x 3.23 (15'9" x 10'7")

### Bedroom 2

3.22 x 3.23 (10'6" x 10'7" )

### Bedroom 3

2.84 x 2.16 (9'3" x 7'1")

### Bathroom

## Overview

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

Upon entering, you are greeted by a a hallway, featuring stairs to the first floor and tiled floor. From here is the access to the lounge which is a nice room with a fireplace. Adjacent is the dining room with window overlooking the rear courtyard. The kitchen has been re-fitted and is equipped with wall and base units, cream composite sink and space for appliances, with access to the courtyard.

The first floor hosts three generously sized bedrooms, including two doubles and a well-proportioned single. Bedroom 1 benefits from two windows, bedroom 2 enjoys ample natural light, and bedroom 3 offers comfortable accommodation. The bathroom features a modern re-fitted suite with a panelled bath and shower attachment, along with a low-level WC and pedestal washbasin.

Externally, the property features a low-maintenance rear courtyard garden, perfect for outdoor dining, and includes a shed for storage purposes.

## Services

All main services connected

## Council Tax band

A

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

