

We value **your** property

1ST FLOOR



GROUND FLOOF





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 right hand side with number clearly displayed.

Looking to sell? Let us value your property for free! Call 01271 327878 or email barnstaple@phillipsland.com

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3 Bedroom Mid-Terrace House 53 Victoria Street, Barnstaple, EX32 9JE

- Close To Local Amenities
- Very Spacious Attractive Accommodation
- Refurbished By The Current Owner
 PVCu Double Glazing

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Asking Price



Gas Central Heating

• Popular Location

Barnstaple 01271 327878 · Braunton 01271 814114 www.phillipsland.com barnstaple@phillipsland.com



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.



Outside

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

EPC Rating

Tenure Freehold

Viewings

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





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