



## 3 Bedroom Mid Terrace House

32 Victoria Street, Barnstaple, EX32 9JB

Offers In Excess Of

**£165,000**

- Preliminary Notice Of Auction
- No Ongoing Chain
- Character Features
- Courtyard Style Rear Garden
- Garage At Rear
- Popular Location

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.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

Entrance Hall

Lounge

Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garage

## Overview

Situated in the heart of Newport and just a short walk from Barnstaple town centre, this spacious three-bedroom house at 32 Victoria Street presents a rare opportunity for buyers seeking to create their ideal home. Perfectly positioned near the highly regarded Newport Primary School and Park Secondary School, this property is ideally suited for families or those looking to invest in a rewarding renovation project. The home features a separate lounge and dining room, offering versatility for both entertaining and everyday living. At the rear of the property, a well-appointed kitchen provides ample counter space, making it ideal for preparing family meals or hosting guests. Upstairs, the first floor comprises three spacious bedrooms, each offering plenty of room as well as the shower room.

The low-maintenance courtyard garden, accessible from the kitchen, is a delightful space for outdoor relaxation or social gatherings and offers scope for further landscaping and personalisation. The property also benefits from a generously sized garage, complete with large double doors and abundant storage space—an invaluable asset for any homeowner.

While the property is in need of modernisation, it represents an exciting opportunity for those with vision and creativity to transform this well-located house into a truly bespoke family home.

## 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

Mains water, electric and drainage.

## Council Tax band

A

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

