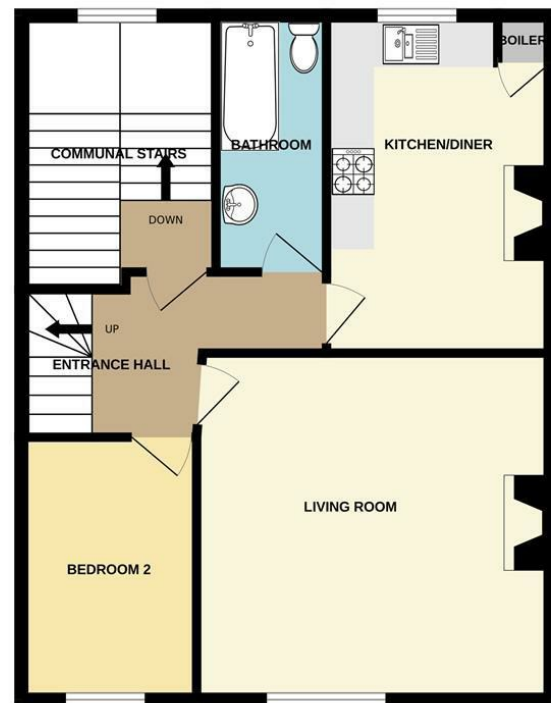


GROUND FLOOR



1ST 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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Directions

From Barnstaple square proceed to the bus station roundabout and take your 2nd exit and continue on to the next roundabout and proceed across, upon passing the ESSO garage on your left at the roundabout take your 2nd exit into Victoria Road, continue ahead and at the bend bear left into Newport Road, and number 5 Newport Terrace will be found on your left, opposite the tyre garage.

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for free!**

**Call 01271 327878
or email barnstaple@phillipsland.com**

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2 Bed Duplex Apartment

Flat 4, 5 Newport Terrace, Barnstaple, EX32 9BB

Guide Price

£150,000

- NO CHAIN!
- Duplex Apartment
- Grade II Listed Building
- Convenient Location
- Gas Combi Boiler
- Car Parking Space



Room list:

Entrance Hall

Living Room

4.40m x 4.37m (14'5" x 14'4")

Kitchen Diner

4.29m x 2.84m (14'0" x 9'3")

Bedroom 1

5.52m (into eaves) x 6.44m (18'1" (into eaves) x 21'1")

Bedroom 2

3.33m x 2.23m (10'11" x 7'3")

Bathroom

3.26m x 1.41m (10'8" x 4'7")

Single Parking Space

Additional Information

Overview

Upon entering, you're welcomed into a hallway, with space for coats and shoes. Off from here is a spacious kitchen/diner featuring a range of base and eye-level units, gas hob, electric oven, stainless steel sink with drainer, and plumbing for a washing machine. The layout offers a great social and functional space for dining and entertaining.

Adjacent is the bright and airy living room, adorned with a charming character fireplace and ample natural light, a perfect place to relax and unwind.

The second bedroom is located on the entrance level, alongside a well-appointed family bathroom comprising a WC, wash basin, and a bath with overhead shower.

Upstairs, you'll find the impressively large main bedroom, currently housing two double beds to maximise use as a holiday let. With three Velux windows, the space is flooded with natural light. Built-in wardrobes provide convenient storage, and there's the potential to create a third bedroom if desired, making this a flexible and future-proofed home.

The property offers a single off road parking space situated to the rear of the property.

Services

All Mains Services Connected

Council Tax band

A

EPC Rating

Tenure

Leasehold

Viewings

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



Outside

Newport is a highly sought-after location, renowned for its OFSTED-rated Outstanding Primary School within walking distance. The area also offers an excellent range of local amenities to cater to everyday needs, including a convenience store, Park School, Nursery, Medical Centre, Dentist, and a welcoming Public House alongside a local favourite; Rock Park.

Located on the outskirts of Barnstaple, the regional and administrative hub of North Devon, Newport enjoys a prime position in the picturesque valley of the River Taw. The area is surrounded by stunning Devonshire countryside and is within easy reach of some of the region's finest beaches and rugged coastal paths.

Barnstaple itself is a vibrant commercial centre, offering a wealth of facilities, including banks, schools, a theatre, cinema, leisure centre, and a variety of restaurants. The town blends modern shopping conveniences with the charm of a bustling market atmosphere.

For leisure, the golden sandy beaches of Woolacombe, Croyde, and Instow are just a short drive away, making them ideal for family outings and coastal adventures. Excellent transport links include the A361 North Devon Link Road, providing direct access to the M5 motorway, and Barnstaple's train station, which connects to Exeter Central and beyond.

