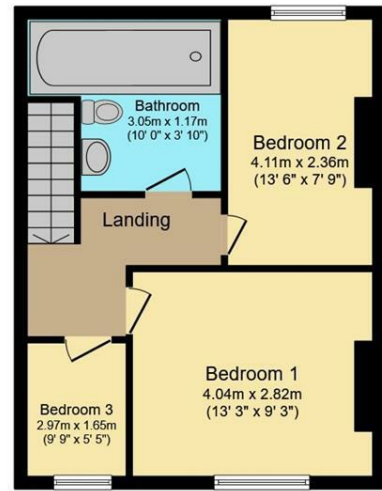


**Ground Floor**  
Floor area 51.2 m<sup>2</sup> (551 sq.ft.)



**First Floor**  
Floor area 43.7 m<sup>2</sup> (471 sq.ft.)

**TOTAL: 95.0 m<sup>2</sup> (1,022 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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**30 VICTORIA STREET, NEWPORT, BARNSTAPLE,  
EX32 9JB**

Chequers Estate Agents are delighted to present 30 Victoria Street to the market; a three bedroom terrace property in the highly sought-after location of Newport. Available to the market with no onward sales chain.

**£210,000**



CHEQUERSHOMESBARNSTAPLE

- MID TERRACE THREE BEDROOM PROPERTY
- TWO LIGHT AND BRIGHT RECEPTION ROOMS
- FITTED KITCHEN AND USEFUL CLOAKROOM
- THREE BEDROOMS AND A MODERN FAMILY BATHROOM
- FULLY ENCLOSED REAR LOW MAINTENANCE GARDEN
- POTENTIAL FOR OFF ROAD PARKING VIA A BACK LANE TO THE REAR OF THE PROPERTY
- NO ONWARD SALES CHAIN
- WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE
- HIGHLY SOUGHT AFTER LOCATION, CLOSE TO SCHOOLS AND AMENITIES AND FACILITIES
- GAS CENTRAL HEATING



Chequers Estate Agents of Barnstaple are delighted to offer for sale 30 Victoria Street - a charming three bedroom terraced home that has the added attraction of a low maintenance courtyard garden.

There is UPVC double glazing throughout with accommodation arranged over two floors. The accommodation briefly comprises, a welcoming entrance hallway with separate living room and dining room which are light and bright with feature fireplace making a lovely focal point to the living room. The kitchen has fitted units and a door leading to the ground floor cloakroom and access to the rear garden. To the first floor are two light and airy double bedrooms and a perfect office space/nursery. The modern bathroom is located on the first floor, which comprises bath with shower over, WC and sink.



To the front of the property is a small low maintenance courtyard laid to wood chip, the perfect space for flower pots. To the rear of the property is a fully enclosed courtyard perfect for a table and chairs or pets to potter and is the perfect opportunity to add your own stamp.

This property has a lot of potential to become a lovely family home or indeed a great investment opportunity and we recommend all prospective purchasers take the time to book a viewing to appreciate what 30 Victoria Street has to offer.

The Victoria Street address is a sought-after location and is most conveniently situated for Barnstaple Town Centre and both primary and secondary schools within a short walk. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

#### DIRECTIONS

From our office in Boutport Street head out of town, turning left at the first roundabout and immediately moving into the right hand lane. At the next roundabout continue straight ahead and keeping in the right hand lane. At the next roundabout turn right into Victoria Road and continue until the road bears right, here take the left hand turning into Newport Road. Continue up Newport Road and take the left hand turning into Victoria Street. Half way down Victoria Street take a right hand turning into Orchard Road, number 30 Victoria Street will be located on your left hand side with a for sale board and number clearly displayed.

#### ENTRANCE HALLWAY

Fuse board, radiator, vinyl flooring.



#### LOUNGE 13'03 X 11'06 (4.04M X 3.51M )

A light and spacious living room with UPVC double glazed window to front elevation. Feature fireplace, radiator, fitted carpet.

#### DINING ROOM 14'09 X 13'02 (4.50M X 4.01M )

UPVC double glazed window to rear elevation, stairs rising to first floor landing, radiator, fitted carpet.

#### KITCHEN 13'04 X 8'04 (4.06M X 2.54M)

A double aspect kitchen with UPVC double glazed window to rear and side elevation. A fitted kitchen with inset stainless steel single bowl sink, set into work surface with cupboards below, further matching drawers, inset oven and four ring electric hob, space and plumbing for washing machine and space for fridge freezer, radiator, vinyl flooring.

#### CLOAKROOM 5'03 X 3'02 (1.60M X 0.97M )

UPVC double glazed opaque window to rear elevation, W.C, newly installed wall mounted gas boiler, vinyl flooring.

#### FIRST FLOOR LANDING

Access to loft space, fitted carpet.

#### BEDROOM ONE 13'03 X 9'03 (4.04M X 2.82M )

A light and spacious double bedroom with UPVC double glazed window to front elevation, feature fireplace, radiator, fitted carpet.

#### BEDROOM TWO 13'06 X 7'09 (4.11M X 2.36M )

UPVC double glazed window to rear elevation overlooking the garden, feature fireplace, radiator, fitted carpet.

#### BEDROOM THREE 9'09 X 5'05 (2.97M X 1.65M )

A perfect office space or nursery. UPVC double glazed window to front elevation, radiator, fitted carpet.

#### BATHROOM 10'02 X 3'08 PLUS RECESS (3.10M X 1.12M PLUS RECESS )

A three piece suite comprising panelled bath with shower over in a tiled surround, W.C, pedestal wash hand basin, heated towel rail, extractor, vinyl flooring.

#### OUTSIDE

To the front of the property is a garden area laid to wood chip. To the rear is a low maintenance gravelled courtyard style garden, a perfect opportunity to add your own stamp. The garden does have a rear access gate and offers the potential for off road parking by the lane at the rear of the property.

#### SHED 3'04 X 2'10 (1.02M X 0.86M)

Useful storage

#### SHED 3'0 X 3'0 (0.91M X 0.91M )

#### AGENTS NOTES

COUNCIL TAX BAND - B  
EPC - D

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.