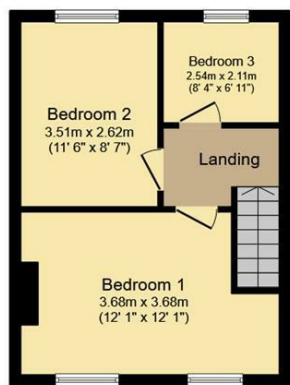


Ground Floor
Floor area 45.4 m² (488 sq.ft.)



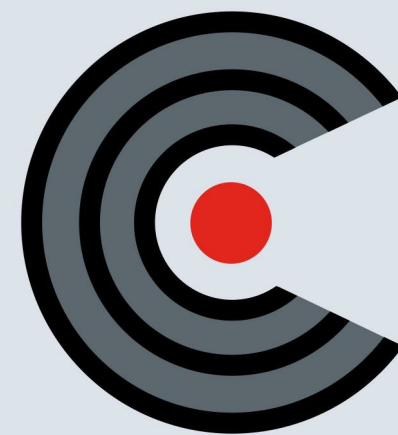
First Floor
Floor area 31.4 m² (338 sq.ft.)



Outbuilding
Floor area 13.8 m² (149 sq.ft.)

TOTAL: 90.7 m² (976 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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80 VICTORIA STREET, BARNSTAPLE, EX32 9JD

NO ONWARD SALES CHAIN

Chequers Estate Agents are delighted to offer for sale this spacious three bedroom mid-terrace property in the sought-after location of Newport. The property is in need of some updating and has the added attraction of a workshop garage and a fully enclosed low maintenance courtyard.

OIEO
£195,000

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Chequers Estate Agents of Barnstaple are delighted to offer for sale 80 Victoria Street - a charming, much loved family home for many years. This three bedroom terraced home has the added attraction of low maintenance yard and useful workshop.

There is gas central heating and UPVC double glazing throughout with accommodation arranged over two floors. The accommodation briefly comprises a separate living room and dining room which are light and bright with feature fireplace making a lovely focal point to the rooms. The kitchen is compact and has a useful large cupboard and door leading to the rear garden. The bathroom is located on the ground floor and is a modern wet room, which comprises walk in shower, WC and sink. To the first floor are two light and airy double bedrooms and a single bedroom / perfect office space. The property has a lot of potential to become a comfortable contemporary home with redecoration and imagination and we recommend all prospective purchasers take the time to book a viewing to appreciate the property on offer.

To the front of the property is a small low maintenance courtyard, the perfect space for flower pots. To the rear of the property is a fully enclosed yard perfect for a table and chairs or pets to potter. The courtyard has practical shed space and useful workshop / garage space with light and power connected.

SITUATION

The Victoria Street address is a sought-after location and is most conveniently situated for Barnstaple town centre. Barnstaple town centre is within easy driving distance or 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, where number 80 will be located on your left hand side with number plate and for sale board clearly displayed.

ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to first floor landing, radiator, fitted carpet.

LOUNGE 12'02 PLUS BAY X 9'11 (3.71M PLUS BAY X 3.02M)

UPVC double glazed window to front elevation. A light living space with radiator, fitted carpet.

DINING ROOM 14'09 X 11'07 (4.50M X 3.53M)

UPVC double glazed window to rear elevation overlooking the courtyard, feature fireplace making a lovely focal point to the room. Understairs storage, radiator, fitted carpet.

KITCHEN 8'01 X 7'08 (2.46M X 2.34M)

A fitted kitchen with cupboard space, further fitted wall cabinets. Space for single oven and space plumbing for washing machine. Inset single bowl sink set into work surface, extensive tiling, fitted carpet. UPVC double glazed window and wooden door going to courtyard, useful pantry cupboard with window to side elevation.

WETROOM 8'01 X 5'11 (2.46M X 1.80M)

A modern three piece suite comprising walk in shower in a tiled surround, W.C, sink, airing cupboard with linen shelving and housing the boiler, extractor fan, radiator, vinyl flooring, electric wall heater, wooden glazed window to rear elevation.

FIRST FLOOR LANDING

Access to the loft space with light, with pull down ladder, fitted carpet.

BEDROOM ONE 12'01 X 12'01 PLUS RECESS (3.68M X 3.68M PLUS RECESS)

Two UPVC double glazed windows to front elevation. A light and airy double bedroom with radiator, fitted carpet.

BEDROOM TWO 11'06 X 8'07 (3.51M X 2.62M)

A spacious double bedroom with UPVC double glazed window to rear elevation overlooking the courtyard, radiator, fitted carpet.

BEDROOM THREE 8'04 X 6'11 (2.54M X 2.11M)

UPVC double glazed window to rear elevation, fitted carpet.

OUTSIDE

To the front of the property is a small courtyard, an ideal space for potted plants. Whilst to the rear of the property is a fully enclosed low maintenance yard with useful sheds. The courtyard is the perfect space for pets to potter and a blank canvas to make it your own.

WORKSHOP 14'01 X 10'10 (4.29M X 3.30M)

Light and power connected, workshop bench.

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.