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## 2 Bed Flat

Flat 1, Ingleside Victoria Road, Barnstaple, EX32 9HP

Guide Price

**£110,000**

- LARGE TWO BEDROOM FLAT
- MODERNISED KITCHEN
- CONVENIENT LOCATION
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GAS COMBI BOILER

## Directions

From Barnstaple continue along the Barbican Road, upon reaching the roundabout take the right hand turning into Victoria Road where the property can be found on the right hand side opposite Portmarsh Lane.

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## Property Description

Flat 1, Ingleside is a spacious two bedroom ground floor flat situated in a convenient location close to Barnstaple town centre. Set within a character period building, the property offers well-proportioned accommodation and would suit a range of buyers including first-time purchasers, investors or those looking for a property close to local amenities. Accessed via a communal hall, the flat opens into a private entrance hall leading to the main rooms. The lounge diner is a generous space with room for both seating and dining furniture, and benefits from good natural light. The kitchen has been modernised with fitted units and work surfaces, providing practical storage and workspace. The layout is straightforward and functional, suited to everyday use. There are two bedrooms, including a comfortable double bedroom and a second smaller bedroom which could also be used as a study or occasional guest room. The bathroom is fitted with a white suite including a bath with shower over, wash basin and WC. A boiler cupboard provides useful internal storage. The property benefits from a gas combi boiler and all mains services are connected.



## Outside & Surrounding Area

Outside, there is an enclosed rear garden which offers a private outdoor area, along with off-road parking. There is also access to communal storage. Victoria Road is conveniently positioned within walking distance of Barnstaple town centre, providing access to a range of shops, supermarkets and local services, as well as transport links including the North Devon Link Road. Overall, the property offers good-sized accommodation in a practical and central location.

## Room list:

**Communal Hall**

**Entrance Hall**

**Lounge Diner**  
5.76m x 5.45m (18'10" x 17'10")

**Kitchen**  
2.40m x 2.99m (7'10" x 9'9")

**Bedroom 1**  
3.85m x 3.40m (12'7" x 11'1")

**Bedroom 2**  
2.60m x 2.06m (8'6" x 6'9")

**Bathroom**  
3.07m x 1.31m (10'0" x 4'3")

**Boiler Cupboard**

**Communal Storage**

## Services

All Mains Series Connected

## Council Tax band

A

## EPC Rating

C

## Tenure

Leasehold

## Viewings

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

