Collyers
PROPERTIES









24 Richmond Street, Barnstaple, EX32 7DP

£180,000

NO ONWARD CHAIN – A beautifully presented Victorian town house offering flexible and characterful accommodation, a landscaped courtyard garden and a highly convenient location close to Barnstaple town centre.

Description

For sale with no onward chain, this beautifully presented Victorian town house offers spacious and versatile accommodation in a highly convenient position, within easy reach of Barnstaple town centre, local amenities and nearby schooling.

The property combines attractive period character with modern improvements and provides an excellent amount of living space arranged over three floors. The ground floor begins with an entrance porch and hallway, leading through to a versatile additional reception room which would work equally well as a home office, playroom, snug or occasional bedroom.

The main lounge features an attractive fireplace and flows through to a separate dining area, creating a sociable layout ideal for everyday family living and entertaining. French doors provide direct access to the rear courtyard, while the adjoining kitchen is fitted with a range of oak-effect units, contrasting work surfaces and integrated cooking appliances.

On the first floor are two well-proportioned double bedrooms, with the main bedroom retaining an attractive Victorian-style fireplace. The spacious family bathroom is another particular feature, incorporating a freestanding roll-top bath, separate shower enclosure, twin wash hand basins and WC.

Stairs continue to a generous attic room with exposed beams and useful eaves storage, currently previously used as a third bedroom and providing valuable additional space for a variety of uses.

Outside, the enclosed rear courtyard has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space which enjoys a sunny aspect and is ideal for seating and entertaining.

The property also benefits from gas-fired central heating and double glazing. A residents' parking scheme operates within the area, with permits and visitor passes available from Devon County Council.

With its combination of character, flexible accommodation and convenient location, this is an appealing home within walking distance of Barnstaple town centre and is offered to the market with the added benefit of no onward chain.

Lounge 13'0" x 10'2" (3.96 x 3.10)



Dining Room 9'2" x 7'6" (2.79 x 2.29)



Kitchen 9'6" x 5'10" (2.90 x 1.78)



Bedroom 1 14'5" x 11'8" (4.39 x 3.56)



Bedroom 3 (Attic Room) 14'3" x 13'0" (4.34 x 3.96)



Bedroom 2 12'0" x 7'8" (3.66 x 2.34)



Bedroom 4/Office 10'0" x 10'9" (3.05 x 3.28)



Bathroom 9'10" x 6'0" (3.00 x 1.83)



Information

Age - 1910 approx
Tenure - Freehold
Heating - Mains Gas Central Heating
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band A
EPC Rating - D 66 - Potential C 80
Nearest Primary Schools - Yeo Valley Primary School - 0.06 mi
Nearest Secondary School - Pilton Community College 0.76 mi
Seller's position - No onward chain

Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £950pcm - £1000pcm, subject to any required works and compliance with legal obligations (accurate as of August 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to

change, and a formal valuation will be necessary to provide an accurate market appraisal.

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.

AML (Anti-Money Laundering)

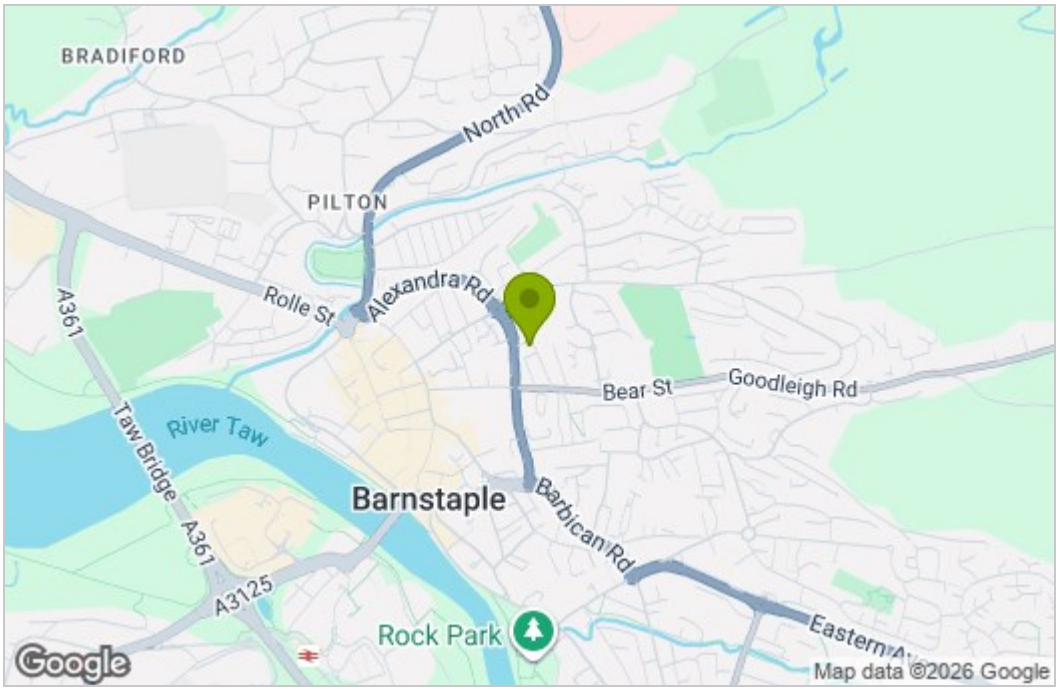
In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

Floor Plan

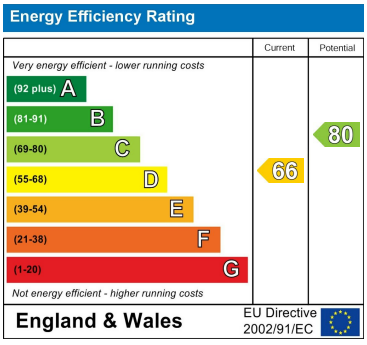


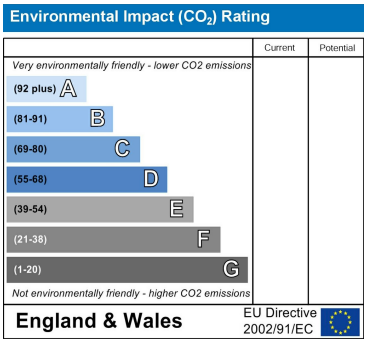
24 Richmond Street

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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