



 3

Bedrooms

 1

Bathroom



Located in the popular area of Newport, this well-presented three-bedroom terraced house offers modern living in a convenient setting close to local schools and amenities. The ground floor features a bright and spacious open-plan lounge and dining area, creating a welcoming space ideal for both relaxing and entertaining. This flows seamlessly into a newly refitted kitchen, which benefits from a door leading out to a paved rear garden – perfect for outdoor dining and low-maintenance enjoyment. Upstairs, the property offers three good-sized bedrooms along with a newly renovated main bathroom, finished to a modern standard.

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With its attractive interior, practical layout, and excellent location, this home is ideal for families, first-time buyers, or investors alike.

No onward chain.

**Lounge** 5.05m x 4.30m (16' 7" x 14' 1")

UPVC double glazed front door off, open tread staircase to 1st floor, feature fire surround, double radiator, access to

**Dining Room** 2.88m x 2.45m (9' 5" x 8' )

Radiator, wall mounted gas boiler feeding domestic hot water and central heating system, access to

**Kitchen** 2.79m x 2.42m (9' 2" x 7' 11")

The kitchen has a range of refitted units with integrated appliances comprising an inset enamel single drainer sink unit with mixer tap, cupboard below. Adjoining worksurface with integrated washing machine, inset ceramic hob and built-in electric oven, concealed cooker hood above. Return unit with integrated fridge and freezer, three drawers, range of wall units, UPVC double glazed door to rear.

### **First Floor Landing**

Fitted carpet to stairs, double radiator, loft space

**Bedroom 1** 4.24m x 2.77m (13' 11" x 9' 1")

Radiator, fitted carpet.

**Bedroom 2** 2.95m x 2.77m (9' 8" x 9' 1")

Airing cupboard with a large cylinder, a built-in double wardrobe, radiator, and fitted carpet.

**Bedroom 3** 3.33m x 2.16m (10' 11" x 7' 1")

Radiator, fitted carpet.

**Bathroom** 1.90m x 1.66m (6' 3" x 5' 5")

Refitted with a white suite comprising of a bath with a mixer tap, a separate electric shower unit, glazed shower screen. Wash hand basin with mixer tap and cupboards below, close couple W.C. ceramic tiling to walls, heated towel rail, vinyl floor covering.

### **Outside**

There's a walkway approach leading to the property with a pedestrian gate and paved pathway to the front door. There is a paved sitting area and a lawn garden. To the rear of the house is an enclosed paved garden with the rear gate providing access to a pedestrian service path.

**Services**

Mains water, gas, electricity and drainage connected.

**Tenure**

Freehold

**Council Tax**

Band B

**EPC**

Band C

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

**Useful Information**

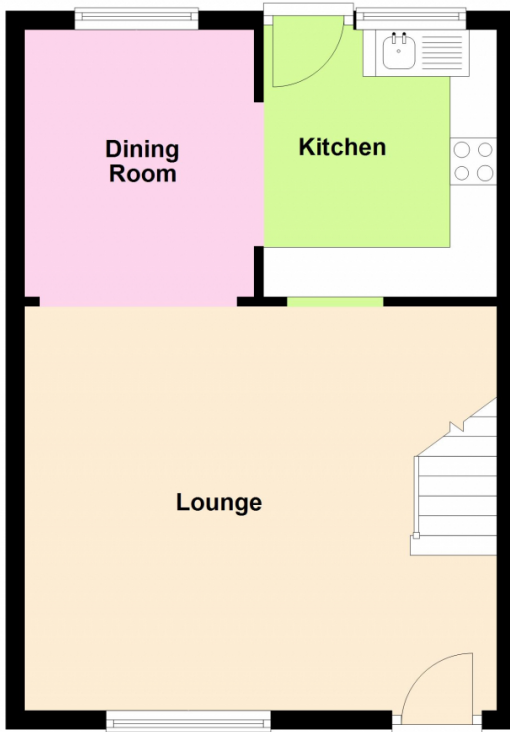
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

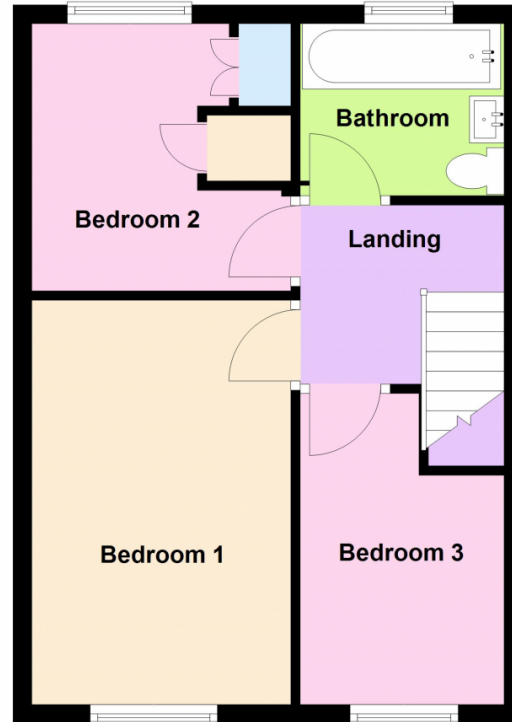
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**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Barnstaple, EX32

