



Bond
Oxborough
Phillips

Changing Lifestyles

95 Victoria Street
Barnstaple
Devon
EX32 9JA

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

95 Victoria Street, Barnstaple, Devon, EX32 9JA

A WELL-PRESENTED HOME OFFERING CHARACTER, CONVENIENCE & COMFORT

- 3 Bedrooms

- Bright, dual aspect, open-plan Lounge / Diner with original fireplaces & surrounds
- Well-appointed Kitchen & handy Utility Room
 - Downstairs WC & upstairs Bathroom
 - Modern Bathroom
 - West-facing garden with decked & patio seating areas, rear access & a garden shed
 - No onward chain
- An opportunity to secure a character home in a convenient & sought after location



The property is conveniently situated close to the local amenities within Newport including shops, convenience stores, schools, a medical centre and pub.

Barnstaple Town Centre is within easy walking distance and offers a range of high street shops, banks and leisure facilities.

The North Devon Link Road is convenient, a bus service and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central.



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

95 Victoria Street, Barnstaple, Devon, EX32 9JA

Changing Lifestyles

Situated in the desirable area of Newport, with no onward chain and close to local amenities and parks, is this well-presented 3 Bedroom mid-terrace home offering character, convenience and comfort. Ideal for first time buyers or someone looking to step up the property ladder. The property boasts generously sized reception and bedrooms, with a lovely, low-maintenance, westerly-facing garden.

Inside you are welcomed with a spacious and inviting Entrance Hall with under-stairs storage, leading into a bright, dual aspect, open-plan Lounge / Diner complete with original fireplaces and surrounds. The well-appointed Kitchen connects seamlessly to a handy Utility Room and ground floor WC. Upstairs, you'll find 2 excellent light double Bedrooms and a well-proportioned single, along with a modern Bathroom with full tiling, a shower over the bath and a heated towel rail.

Outside, you can enjoy the sunny evenings in the west-facing garden with decked and patio seating areas, rear access and a garden shed for additional storage.

A unique opportunity to secure a character home in a convenient and sought after location - early viewing is highly recommended.

Council Tax Band

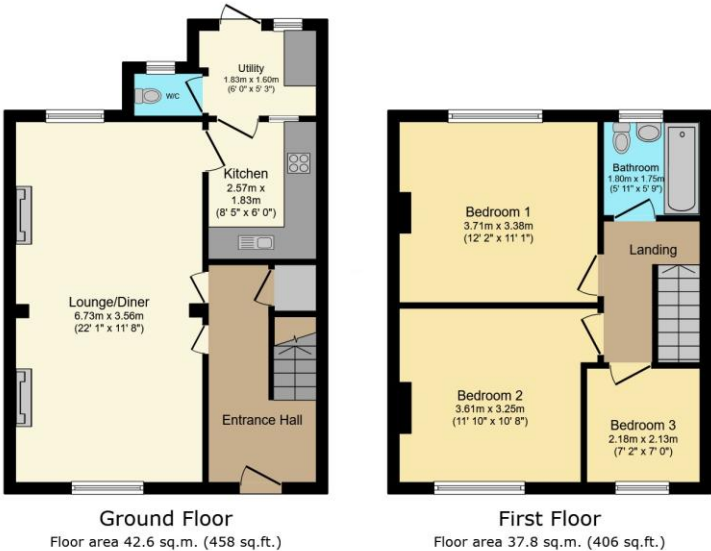
B - North Devon Council



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

95 Victoria Street, Barnstaple, Devon, EX32 9JA



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.ie



Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/notes.curiosity.twin>

From Barnstaple Town Centre continue along Alexandra Road following directions for Landkey / Swimbridge / South Molton. Continue along Barbican Road. At the roundabout, take the third exit onto Victoria Road. Continue to the end of the road to where the road will then bear right. Take the left hand turning at the junction onto Newport Road. Continue along Newport Road for a short distance taking the third left hand turning signposted Victoria Street. Continue towards the end of the road to where the property will be found on your left hand side with a numberplate and For Sale board clearly displayed. Parking can be found on the road and an agent will meet you at the property.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com