



Bond
Oxborough
Phillips

Changing Lifestyles

9 Victoria Street
Barnstaple
Devon
EX32 9HT

Guide Price: £340,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

9 Victoria Street, Barnstaple, Devon, EX32 9HT

Stylish and spacious 5/6 bedroom home in sought-after Newport with planning permission



- Prime Newport location close to schools, shops and town centre
- 5/6 Bedrooms with flexible living over three floors
- Extended open-plan Kitchen / Dining Room with breakfast bar
 - Elegant Sitting Room with high ceilings and woodburner
- Detached Garden Room with power, insulation and internet
- Planning permission to extend second-floor Bedroom
 - Garage with full planning to reconfigure and add mezzanine
- Enclosed rear garden with patio and artificial lawn
 - Utility Area and Ground Floor WC
- Stylishly presented throughout and move-in ready



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Overview

Positioned in the ever-popular Newport area of Barnstaple, this impressively extended 5/6 Bedroom semi-detached home provides over three floors of flexible and stylish accommodation – ideal for modern family life, home working and future development.

The heart of the home is the open-plan Kitchen / Dining Room, beautifully finished with quality units, a generous breakfast bar and French doors to the rear garden. A high-ceilinged Sitting Room with woodburner adds character, while a separate Utility Area, Ground Floor WC and welcoming Entrance Hall complete the ground floor layout.

Upstairs are five well-proportioned Bedrooms and a sleek Family Bathroom. The top floor offers particularly exciting potential with planning permission in place to enlarge the second-floor bedroom, enhancing both space and value.

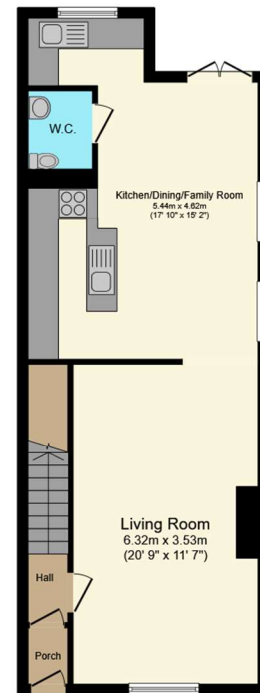
Outside, the enclosed rear garden features a large patio, artificial lawn and a fully insulated Garden Room with power, lighting and internet – the ideal work-from-home setup. A single Garage provides parking and also benefits from full planning permission to reconfigure and extend, including the creation of a mezzanine level.

Newport remains one of Barnstaple's most desirable residential locations, offering easy access to schools, shops, parks and the vibrant town centre. This is a rare opportunity to secure a spacious, future-proofed family home in a prime position.

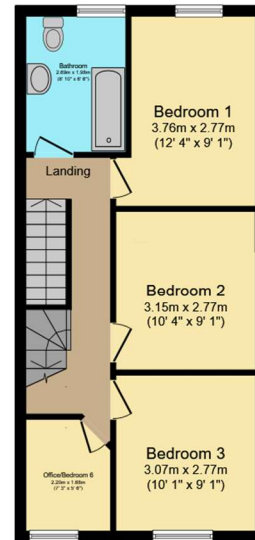
Useful Information: There is full planning permission approved and architects drawings for the demolition of existing garages and erection of single-storey ancillary building to provide garden room and garage, and the enlargement of a second-floor dormer to dwelling. For further information the planning application can be viewed: <https://planning.northdevon.gov.uk/Planning/Display/78514>. Planning reference is 78514.

SERVICES: We understand all mains services to be available.

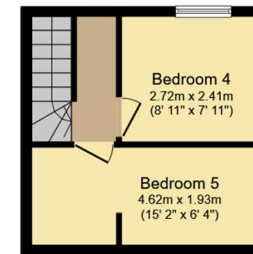
Council Tax Band: B. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.



Ground Floor
Floor area 57.0 sq.m. (613 sq.ft.)



First Floor
Floor area 46.3 sq.m. (498 sq.ft.)



Second Floor
Floor area 20.5 sq.m. (220 sq.ft.)

Total floor area: 123.7 sq.m. (1,332 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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Area Information

Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

Directions

What3Words : fault.bunny.posed

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

