



Bond
Oxborough
Phillips

Changing Lifestyles

9 Victoria Street
Barnstaple
Devon
EX32 9HT

Guide Price: £340,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

9 Victoria Street, Barnstaple, Devon, EX32 9HT

AN IMPRESSIVELY EXTENDED SEMI-DETACHED HOME



- 5-6 Bedrooms
- Extended Kitchen / Dining Room with breakfast bar
 - Elegant Sitting Room with high ceilings & wood burner
 - Garden Room with power, insulation & internet
 - Planning permission to extend second-floor Bedroom
 - Garage with full planning to reconfigure & add mezzanine
- Enclosed rear garden with patio & artificial lawn
- Stylishly presented throughout & move-in ready
- Prime Newport location close to schools, shops & town centre



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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 3 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 wood burner adds character, while a separate Utility, WC and welcoming Entrance Hall complete the ground floor layout.

Upstairs are 5 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 the existing garages and the erection of a single-storey ancillary building to provide garden room and garage, and the enlargement of a second-floor dormer to the dwelling. For further information, the planning application can be viewed: <https://planning.northdevon.gov.uk/Planning/Display/78514>. Planning reference is 78514.

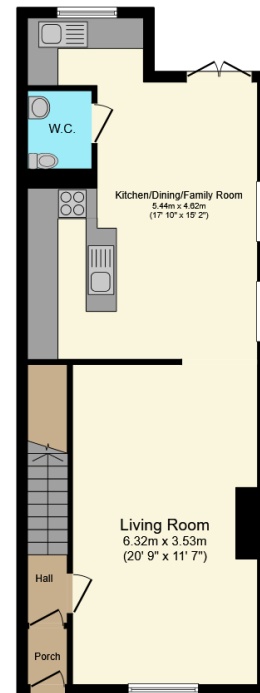
Services

We understand all mains services to be available.

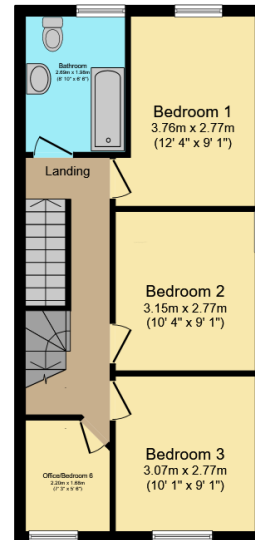
Council Tax Band

B with Improvement Indicator – North Devon Council

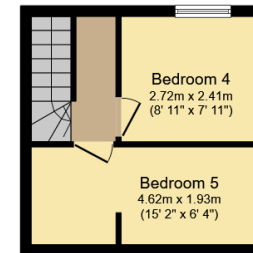
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



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

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 driving 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.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/fault.bunny.posed>

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 and 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 available 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.

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the team at Bond Oxborough
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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		

