



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Victoria Street  
Barnstaple  
Devon  
EX32 9HT

**Offers Over: £325,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto: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
- Arranged over 3 floors with planning to enlarge top floor
- Garage with planning permission to reconfigure and extend
- Enclosed rear garden with patio & artificial lawn
- Stylishly presented throughout & move-in ready
- Sought after location close to schools, parks & town



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## Overview

**Situated in the ever-popular Newport area of Barnstaple, this impressively extended 5–6 Bedroom semi-detached home offers a superb blend of space, flexibility and future potential - perfectly suited for modern family life and those looking to work from home.**

**Arranged over three spacious floors, the accommodation is both versatile and stylish. The heart of the home is the beautifully designed open-plan Kitchen / Dining Room, fitted with high-quality units, a generous breakfast bar and French doors that open onto the rear garden. A separate high-ceilinged Sitting Room with a feature wood burner adds warmth and character, while a welcoming Entrance Hall, Utility Room and ground floor WC complete the ground level.**

**The first floor provides five well-proportioned Bedrooms and a sleek Family Bathroom. On the second floor, a converted Loft Room provides additional space and benefits from full planning permission to further enlarge, offering a valuable opportunity to increase living area and long-term value.**

**Externally, the enclosed rear garden features a low-maintenance artificial lawn, a large patio area and a fully insulated Garden Room with power, lighting and internet connected - ideal as a home office, studio or hobby room.**

**The Single Garage to the side also has approved planning permission for reconfiguration and extension, including the creation of a mezzanine level, adding even more flexibility for future use.**

**Newport continues to be one of Barnstaple's most desirable locations, with a strong community feel and easy access to highly regarded schools, shops, pubs, parks and transport links.**

**Whether you're upsizing, seeking multi-generational living or planning for the future, this is a rare opportunity to acquire a substantial and thoughtfully upgraded family home in a prime setting.**

## 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.

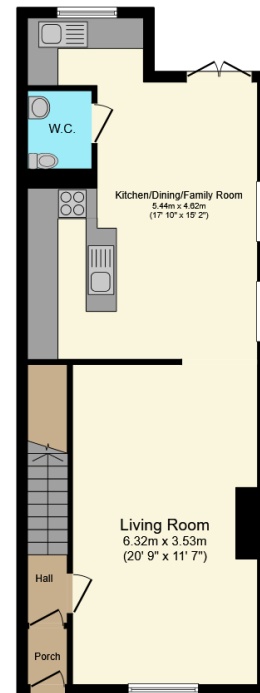
## Services

We understand all mains services to be available.

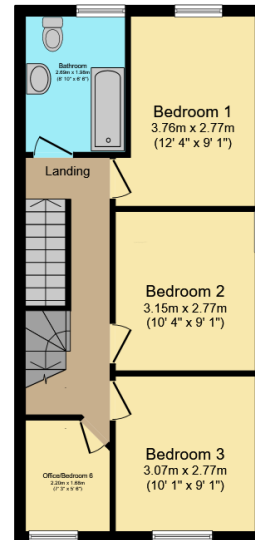
## Council Tax Band

B with Improvement Indicator - North Devon Council

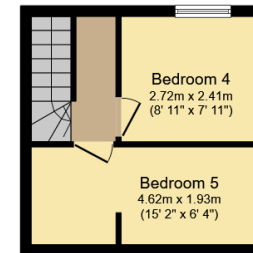
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



**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](http://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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# We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

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		

