



Bond
Oxborough
Phillips

Changing Lifestyles

8 Richmond Street
Barnstaple
Devon
EX32 7DP

Guide Price: £190,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

8 Richmond Street, Barnstaple, Devon, EX32 7DP

A WELL-PROPORTIONED HOME

- 2 double Bedrooms
- Bright & spacious Living / Dining Room
- Well-appointed Kitchen with dining & utility space
- First Floor Bathroom
- Sunny courtyard garden with space for outdoor dining
- On-street resident permit parking
- Located just a stone's throw from Barnstaple Town Centre, a 20 minute walk to the North Devon District Hospital & close to Yeo Valley Primary School



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.



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

8 Richmond Street, Barnstaple, Devon, EX32 7DP

Located just a stone's throw from Barnstaple's town centre, a 20 minute walk to the North Devon District Hospital and close to Yeo Valley Primary School, this well-proportioned 2 Bedroom terraced home is an excellent opportunity for first time buyers, downsizers or investors.

The ground floor features a bright and spacious open-plan Living / Dining Room - a perfect setting for both relaxing evenings and entertaining guests. From the dining area, double doors open out to a sunny courtyard garden, ideal for outdoor dining or enjoying a morning coffee. The well-appointed Kitchen offers generous storage, additional space for dining, and room for utility appliances. It also benefits from additional direct access to the rear garden, enhancing the indoor-outdoor flow.

Upstairs, the first floor hosts a spacious, dual aspect double Bedroom, providing ample room for freestanding furniture, along with a Bathroom. The second double Bedroom occupies the top floor, a generously sized space full of potential for various layouts.

Outside, the enclosed courtyard garden offers a pleasant space for al fresco dining, gardening or keeping potted plants. Resident permit parking is available on the street.

With its convenient location and flexible layout, this characterful home is not to be missed.

Council Tax Band

A - North Devon Council

Changing Lifestyles



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

8 Richmond Street, Barnstaple, Devon, EX32 7DP



Total floor area: 111.3 sq.m. (1,198 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.ie



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		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/epic.stone.trade>

From Barnstaple's town centre, head east on The Square towards Diamond Street. At the roundabout, take the second exit onto Belle Meadow Road. At the next roundabout, take the second exit onto Alexandra Road. Turn right onto Bear Street / Ebberley Terrace. Take the left hand turning onto Richmond Street. Number 8 will be found on your left hand side with a 'For Sale' board located in the front ground floor window.

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