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Changing Lifestyles

1 Victoria Close
Barnstaple
Devon
EX32 9HX

Offers Over: £250,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

1 Victoria Close, Barnstaple, Devon, EX32 9HX

A RENOVATED END-OF-TERRACE HOUSE



- 3 double Bedrooms
- Spacious L-shaped Living Room with patio doors opening to the front garden
- Light & airy Kitchen / Dining Room with garden access
 - Fully tiled contemporary Bathroom
 - Quiet end-of-cul-de-sac location
- Beautifully landscaped wrap-around gardens with seating areas
- Within walking distance of Barnstaple Town Centre



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Overview

Occupying an idyllic corner plot at the very end of a popular cul-de-sac, this highly private 3 double Bedroom end-of-terrace house has been lovingly renovated by the current owner. Perfectly located in the desirable Newport area of Barnstaple, it offers both seclusion and convenience, being just a short walk from the town centre.

Inside, the ground floor features a spacious L-shaped Living Room flooded with natural light thanks to a large picture window and sliding patio doors that open to the front garden. Attractive down lighting enhances the contemporary feel and the generous layout provides space for a study area - ideal for remote working.

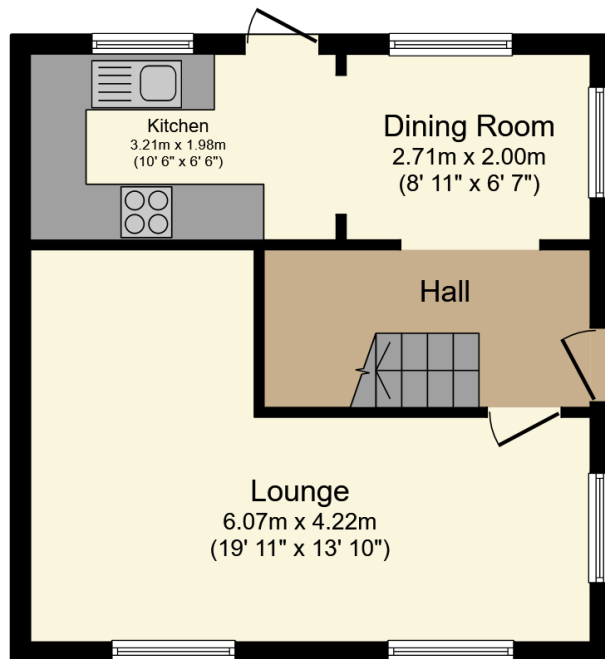
The Kitchen / Dining Room is fitted with matching cupboards and drawers, a built-in electric hob with oven and extractor, plumbing for a washing machine and ample room for a dining table and chairs. A rear door provides direct access to the garden.

Upstairs, there are 3 well-proportioned double Bedrooms and a fully tiled Bathroom comprising a panelled bath with shower over, a WC and a wash hand basin.

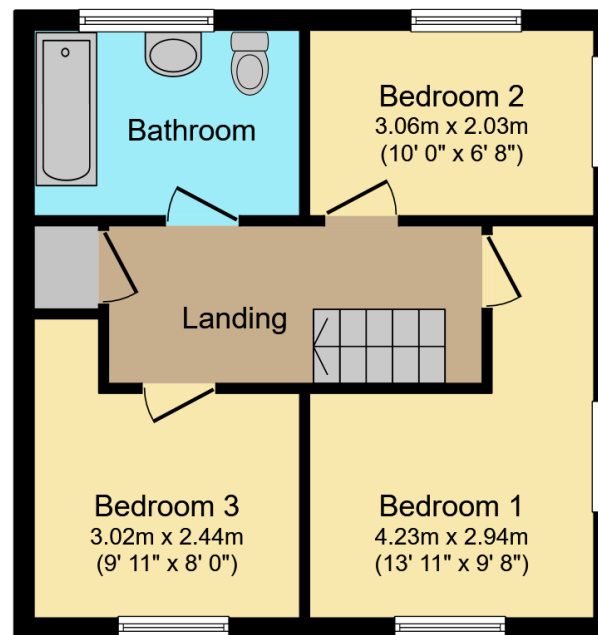
The beautifully landscaped gardens wrap around the home offering a substantial lawned front area, a variety of flowers and shrubs and a charming stone-walled boundary. A useful store / summer house provides further flexibility and could serve as a home office, studio or garden retreat. With additional seating areas to the side and rear, the garden allows you to follow the sun throughout the day.

Council Tax Band

B - North Devon Council



Ground Floor
Floor area 38.0 sq.m. (409 sq.ft.)



First Floor
Floor area 38.0 sq.m. (410 sq.ft.)

Total floor area: 76.1 sq.m. (819 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



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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/press.caller.brass>

From Barbican Road, and upon reaching the Victoria Road roundabout, take the right hand turning onto Victoria Road. After a short distance, turn left onto Portmarsh Lane. Upon reaching the end of the road turn left onto Victoria Street and immediately right into Victoria Lawn opposite the Driving Test Centre. Turn left into the cul-de-sac to where number 1 will be located on your left hand side at the very end of the terrace.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

