



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Richmond Street  
Barnstaple  
Devon  
EX32 7DP

**Guide Price: £190,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



2 Richmond Street, Barnstaple, Devon, EX32 7DP

A WELL-PRESENTED TERRACED PROPERTY OCCUPYING A CONVENIENT TOWN LOCATION



- 3 double Bedrooms
- Accommodation arranged over 3 floors
  - Spacious Living / Dining room
  - Modern Bathroom & separate WC
- Low-maintenance rear courtyard garden with useful storage
- This property represents a superb step onto the property ladder or a sound investment opportunity
- Combining a convenient location, flexible accommodation & attractive presentation throughout



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## Changing Lifestyles

**A well-presented 3 Bedroom terraced home, ideally positioned within easy reach of Barnstaple Town Centre offering an excellent opportunity for first time buyers and buy-to-let investors alike.**

**Arranged over 3 floors, the property is both spacious and thoughtfully laid out, beginning with a welcoming Entrance Hallway leading through to a generous Living / Dining Room - perfect for everyday family life and entertaining. The galley-style Kitchen offers ample storage and space for utility appliances, while the ground floor is completed by a contemporary Bathroom and a separate WC.**

**The first floor hosts 2 well-proportioned double Bedrooms, both tastefully decorated and offering space for freestanding furniture. The Principal Bedroom enjoys a dual aspect outlook that fills the room with natural light. The second floor provides a further double Bedroom benefiting from elevated views across Barnstaple Town.**

**Externally, the property features a low-maintenance rear yard with access to useful dry shed storage. To the front of the home you will find on-street permit parking.**

**Combining a convenient location, flexible accommodation and attractive presentation throughout, this property represents a superb step onto the property ladder or a sound investment opportunity.**

### **Council Tax Band**

B - North Devon Council

### **Estimated Rental Income**

Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1,000. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.



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## 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.



This floor plan is for illustrative purpose 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 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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/editor.expert.socket>

From Barnstaple 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 2 will be found on your left hand side.

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.

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