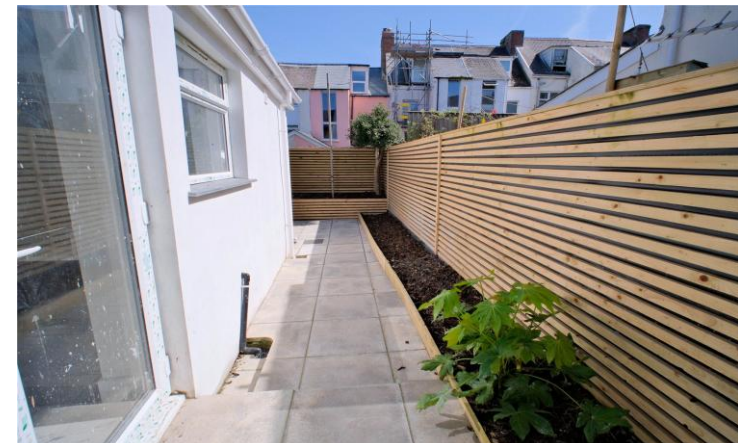




52 Richmond Street
Barnstaple
Devon
EX32 7DP

Guide Price: £280,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

52 Richmond Street, Barnstaple, Devon, EX32 7DP



A BEAUTIFULLY REFURBISHED PERIOD HOME NEAR BARNSTAPLE TOWN CENTRE

- 4 Bedrooms (1 En-suite)
- Front Living Room bathed in natural light
- Second Reception Room ideal as a formal dining room, home office or playroom
- Stylish modern Kitchen
- Ground floor Cloakroom & first floor contemporary Bathroom
- Low-maintenance rear garden with outbuilding
- Sought-after location near Barnstaple town centre



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Set along the ever-convenient Richmond Street in Barnstaple, this exceptional 4 Bedroom mid-terrace home has been comprehensively refurbished to an impressive standard, combining elegant period features with contemporary design. Located within easy reach of the town centre, the property offers a superb lifestyle opportunity for families and professionals alike. From the outset, the home makes a striking impression.

A classic Victorian façade leads into a welcoming Entrance Hall where high ceilings and beautifully preserved tiled flooring create an immediate sense of character and quality. The front Living Room is bathed in natural light and offers a refined yet comfortable living space, perfectly suited to both relaxation and entertaining.

A second Reception Room provides excellent versatility, whether utilised as a formal dining room, home office or playroom, adapting effortlessly to modern living requirements. To the rear, the stylishly re-imagined Kitchen forms the heart of the home, fitted with sleek cabinetry, quality work surfaces and integrated cooking appliances. There is ample space for informal dining, while direct access to the rear enhances the practicality of the space. A ground floor Cloakroom adds further convenience.

The first floor hosts 3 well-appointed Bedrooms (including 2 generous doubles and a flexible third room ideal as a nursery, dressing room or study). These are served by a beautifully finished Bathroom, complete with a contemporary suite and shower over bath.

Occupying the top floor, the Principal Bedroom suite is a standout feature. This private retreat enjoys a charming, characterful feel with its sloping ceilings and clever use of space, comfortably accommodating a king-size bed and additional furnishings. A newly fitted En-suite Shower Room completes the suite, adding a touch of luxury.

Externally, the property continues to impress with a low-maintenance rear garden designed for ease and enjoyment, featuring patio seating areas - ideal for outdoor dining and entertaining. A useful outbuilding provides additional storage.

Having undergone an extensive programme of improvements (including updated electrics, a new boiler, a modern kitchen and bathrooms, and new flooring throughout), the property is presented in true turnkey condition.

Combining generous accommodation, high-quality finishes and a prime location close to shops, schools and transport links, this outstanding home is ready to move straight into and enjoy.

Council Tax Band

B - North Devon Council



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Total floor area: 129.60 sq.m. (1395 sq.ft.)

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 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



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		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Directions

From our Barnstaple Office on Boutport Street, proceed up Bear Street and carry on straight past the traffic lights. Drive past Grosvenor Street and take a left hand turn onto Richmond Street to where number 52 will be found with a numberplate and For Sale board displayed in the 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.

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