



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Artavia  
82 Newport Road  
Barnstaple  
Devon  
EX32 9BE

**Guide Price: £475,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com



Artavia, 82 Newport Road, Barnstaple, Devon, EX32 9BE

## A TERRACED PROPERTY OFFERING VERSATILITY & PLENTY OF SPACE

- 7-8 Bedrooms (3 En-suite)
- 2 Reception Rooms & 2 Kitchens
- 2 Bathrooms & Shower Room
- Sense of space & grandeur throughout
- Ground Floor Annexe potential
- Large, south-facing rear garden
- 1 off-road parking space
- Located within close proximity to public transport links, local amenities & green spaces
- This is a must-see property to appreciate the space & versatility that it has to offer
- No onward chain



Available for sale with no onward chain and situated in a sought after location, this terraced property offers a unique opportunity for someone with a vision to create a stunning family home. With 7-8 Bedrooms, 2 Reception Rooms and 2 Kitchens, this property offers versatility and plenty of space.

The property could benefit from some modernisation in areas, allowing someone to put their own stamp on this former successful B & B. The high ceilings add to the sense of space and grandeur throughout the property.

Each of the Bedrooms boast natural light and a sense of space, with some offering En-suite facilities and views of the rear garden. There is also Annexe potential on the Ground Floor.

The large, south-facing rear garden is a delightful feature, offering a peaceful retreat and ample outdoor space for relaxation or entertaining. Off-road parking is also available for convenience.

The property benefits from being within close proximity to public transport links, local amenities and green spaces, making it ideal for those looking for convenience and a connection to nature. Nearby parks offer the opportunity for leisurely walks or picnics in the great outdoors.

This is a must-see property to appreciate the space and versatility that it has to offer.



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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.



# Internal Description

## Entrance Porch

## Entrance Hall

Carpeted stairs to First Floor. 2 radiators, consumer unit.

## Lounge - 14'10" x 13'9" (4.52m x 4.2m) into bay window

Bay window to front elevation. Feature fireplace. Feature ceiling rose and coving. Radiator, power points, TV point, fitted carpet.

## Second Reception Room / Annexe / Bedroom 1 - 21'5" x 13'10" (6.53m x 4.22m)

Feature fireplace. Fitted mirror-fronted double wardrobe. Radiator, power points, TV point, fitted carpet. UPVC double glazed bay window and French doors opening to the rear garden.

## Shower Room - 7'1" x 4'8" (2.16m x 1.42m)

Shower enclosure, WC and hand wash basin with tiled splashbacking. Extractor fan, tiled flooring.

## Kitchenette / Utility Room - 14'6" (4.42m) maximum x 7'5" (2.26m)

Matching wall and floor units with work surfaces, Breakfast Bar and inset 1.5 bowl stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Spot lights, power points, telephone point, tiled flooring. UPVC double glazed window and door to the rear garden.

## Dining Room - 18'4" x 9'4" (5.6m x 2.84m)

A light room with UPVC double glazed window to side elevation and UPVC double glazed French doors opening to the rear garden. Built-in understairs storage cupboard. Radiator, power points, fitted carpet. Door to Kitchen.

## Kitchen - 17'8" x 9'8" (5.38m x 2.95m)

A large family Kitchen with ample storage and work surface space, Breakfast Bar and inset 1.5 bowl stainless steel sink and drainer with mixer tap over. Built-in 4-ring electric hob with extractor canopy over and. Built-in eye-level electric double oven and microwave. Space and plumbing for dishwasher and washing machine. Additional space for appliances. Hatch access to loft space. Spot lights, tiled flooring. 2 UPVC double glazed windows to side elevation. UPVC double glazed door to rear garden.

## Store - 11'3" x 7' (3.43m x 2.13m)

Useful dry storage space. UPVC double glazed window. Door to Cloakroom with WC and hand wash basin. Tiled flooring, power points.

## First Floor Landing

Sash window. Fitted carpet, power points.

## Bathroom 1 - 10'4" x 9'10" (3.15m x 3m)

4-piece white suite comprising panelled bath in a tiled surround, shower enclosure, WC and hand wash basin with tiled splashbacking. Built-in cupboard housing boiler and shelving. Tiled flooring. Double glazed obscure window.

## WC

Two in one combination close couple WC with hand wash basin. Double glazed obscure window. Tiled flooring.

## Bedroom 2 - 18'3" x 11'3" (5.56m x 3.43m)

UPVC double glazed bay window overlooking the south-facing rear garden. Radiator, power points, TV point, fitted carpet.

## En-suite Shower Room

Shower enclosure, WC and hand wash basin with tiled splashbacking. Tiled flooring, extractor fan.

## Bedroom 3 - 13'5" x 11'10" (4.1m x 3.6m)

A dual aspect double Bedroom with double glazed window to rear elevation overlooking the garden. Additional window to side elevation. Radiator, power points, TV point, fitted carpet.

## En-suite Shower Room - 14'1" x 5'8" (4.3m x 1.73m)

Shower enclosure, WC and hand wash basin with tiled splashbacking. Radiator, spot lights, extractor fan, tiled flooring. Double glazed sash window.

## Bedroom 4 - 17'4" x 12'8" (5.28m x 3.86m)

A large and light Bedroom with UPVC double glazed bay window to front elevation. Radiator, power points, TV point, fitted carpet.

## En-suite Shower Room - 14'1" x 3'8" (4.3m x 1.12m)

Shower enclosure, WC and hand wash basin with tiled splashbacking. Radiator, tiled flooring. Double glazed sash window.

## Bedroom 5 - 13'3" x 6'10" (4.04m x 2.08m)

A well-proportioned Bedroom with double glazed sash window to front elevation. Hand wash basin. Radiator, power points, fitted carpet.

## Second Floor Landing

Roof lights. Power points, fitted carpet.



**Bathroom 2** - 10' x 6'10" (3.05m x 2.08m)

Panelled bath with shower over in a fully tiled surround, WC and hand wash basin. Built-in storage cupboard. Half tiled walls, radiator, tiled flooring. UPVC double glazed window.

**Kitchenette / Diner** - 13'8" x 9'6" (4.17m x 2.9m)

Fitted units with work surface over, tiled splashbacking and inset stainless steel sink and drainer. Hatch access to small loft space. Radiator, power points, TV point, wood laminate flooring. UPVC double glazed window to rear elevation.

**Bedroom 6** - 10'4" x 8'7" (3.15m x 2.62m)

A well-proportioned room with UPVC double glazed window overlooking the rear garden. Hand wash basin. Radiator, power points, TV point, wood laminate flooring.

**Bedroom 7** - 9'7" x 9'1" (2.92m x 2.77m)

Another well-proportioned room with Velux roof light. Radiator, power points, TV point, wood laminate flooring.

**Bedroom 8** - 12' x 10'1" (3.66m x 3.07m)

A large and light Bedroom with UPVC double glazed window to front elevation. Hand wash basin. Radiator, power points, TV point, wood laminate flooring.

**Outside**

To the front of the property there is 1 off-road parking space.

To the rear of the property is a private and secure, south-facing garden laid to patio - perfect for al fresco dining. Water tap and Greenhouse. There is a further patio with a pond and another further area which could be used as a vegetable patch or laid to lawn with a Garden Shed, mature trees and shrubs.

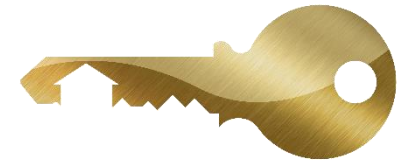
**Council Tax Band**

E - North Devon Council





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Total floor area 261.5 m<sup>2</sup> (2,814 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Directions

Directions to this property can be easily found by using What3words: [digit.sheets.rent](https://w3w.co/digit.sheets.rent) (<https://w3w.co/digit.sheets.rent>).

From our Office on Boutport Street proceed up Bear Street and turn right at the traffic lights onto Alexandra Road. At the roundabout, take the first exit onto Barbican Road. At the next roundabout, take the third exit onto Victoria Road. Follow this road to the bottom and turn left onto Newport Road. Proceed half way along this road to where the property will be found on your right hand side with a name plate and For Sale board clearly displayed.

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.



## We are here to help you find and buy your new home...

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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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	