



Bond
Oxborough
Phillips

Changing Lifestyles

89 Newport Road
Barnstaple
Devon
EX32 9BE

Guide Price: £280,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

89 Newport Road, Barnstaple, Devon, EX32 9BE



A DELIGHTFUL FAMILY HOME OFFERING CHARM & PRACTICALITY

- 4 Bedrooms
- Lounge with feature fireplace
- Dining Room with wood burner
- Well-appointed galley-style Kitchen with direct access to the garden
 - Separate Utility Room
 - Large upstairs Bathroom
- Easy access to well-regarded primary & secondary schools, local parks & Barnstaple Town Centre
- Low-maintenance rear garden enjoying a southerly aspect
 - No onward chain



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.

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This delightful 4 Bedroom terraced home is located in the highly sought after area of Newport, offering easy access to well-regarded primary and secondary schools, local parks and Barnstaple Town Centre. Combining character features with spacious living areas, the property provides an excellent opportunity for families or those seeking a well-connected home with charm and practicality.

The Ground Floor features 2 generous Reception Rooms, each filled with natural light. The Lounge boasts an inviting open feature fireplace, while the Dining Room, of similar proportions, benefits from a wood burner and a window overlooking the rear garden. The Dining Room leads seamlessly into the well-appointed galley-style Kitchen which offers fitted wall and floor units and direct access to the garden. A separate Utility Room at the rear of the Kitchen provides additional storage and plumbing for white goods.

On the First Floor, 2 spacious Bedrooms showcase beautiful wood flooring and feature open fireplaces. One Bedroom enjoys views over the southerly facing garden, while the other overlooks the front elevation. These rooms are complemented by a large Bathroom with a 3-piece suite. The Second Floor offers 2 further well-proportioned and bright Bedrooms, boasting views towards Rock Park and Barnstaple Town as well as over the rear garden.

Externally, the property benefits from a small iron rail fenced patio area at the front, ideal for recycling storage. The rear garden is designed for low-maintenance and enjoys a desirable southerly aspect, featuring a patio, raised bedding borders with mature shrubs, an outside tap and a brick-built shed providing additional dry storage.

Offered for sale with no onward chain, this charming period home retains a wealth of character features throughout, making it an ideal choice for buyers seeking space, convenience and timeless appeal.

Council Tax Band

C - North Devon Council

Agent Note

The property is set within the Newport conservation area.



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TOTAL: 134.1 sq.m. (1,443 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.io



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

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

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 numberplate 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.