

Directions

Head out of Barnstaple along Eastern Avenue heading towards the A39. Upon reaching the 'middle' roundabout (one after Taw Garages) take the second exit onto Hollow Tree Road. When you reach the lights take the right lane down Newport Road then turning right again into Victoria Street. Continue along taking the next right and number 32 is found along on the left hand side.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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3 Bedroom Mid Terrace House

32 Victoria Street, Barnstaple, EX32 9JB

Offers In Excess Of

£165,000

- No Ongoing Chain
- Garage At Rear
- Character Features
- Popular Location
- Courtyard Style Rear Garden





Overview

Situated in the heart of Newport and just a short walk from Barnstaple town centre, this spacious three-bedroom house at 32 Victoria Street presents a rare opportunity for buyers seeking to create their ideal home. Perfectly positioned near the highly regarded Newport Primary School and Park Secondary School, this property is ideally suited for families or those looking to invest in a rewarding renovation project. The home features a separate lounge and dining room, offering versatility for both entertaining and everyday living. At the rear of the property, a well-appointed kitchen provides ample counter space, making it ideal for preparing family meals or hosting guests. Upstairs, the first floor comprises three spacious bedrooms, each offering plenty of room as well as the shower room. The property also benefits from having a boarded out loft space with electrics and running water, with access being provided by a loft ladder.

The low-maintenance courtyard garden, accessible from the kitchen, is a delightful space for outdoor relaxation or social gatherings and offers scope for further landscaping and personalisation. The property also benefits from a generously sized garage, complete with large double doors and abundant storage space—an invaluable asset for any homeowner.

While the property is in need of modernisation, it represents an exciting opportunity for those with vision and creativity to transform this well-located house into a truly bespoke family home.

Services

Mains water, electric and drainage.

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Outside

The property is within a short stroll of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. 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 and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Room list:

Entrance Hall

Lounge

Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garage
4.22 x 2.50 (13'10" x 8'2")

