



## 3 Bedroom Mid Terrace House

32 Victoria Street, Barnstaple, EX32 9JB

Offers In Excess Of

**£165,000**

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

## 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.

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Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

Entrance Hall

Lounge

Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garage

## 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

