



The Gables, 4 Albert Villas Victoria Road, Barnstaple, Devon, EX32 9

John  
**Smale & Co.**  
Chartered Surveyors | Residential & Commercial Consultants







## The Gables, 4 Albert Villas Victoria Road, Barnstaple, Devon, EX32 9AG Starting Bid £495,000

Superb Victorian Villa Situated Close To Rock Park, River Front & Town Centre.

2324 SQ FT.

Currently Arranged As Successful 7 Bed HMO With Excellent Rental Income.

Separate Annexe & Garage.

Preliminary Drawings Done For Potential Development Comprising 2 Town Houses With Garages S.T.P.P.

Being Sold By Online Auction. <https://www.pattinson.co.uk>

# The Gables, 4 Albert Villas   Victoria Road, Barnstaple, Devon, EX32 9AG

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Superb Victorian Villa Arranged Over Three Floors  
Being Sold By Online Auction. View [pattinson.co.uk](https://www.pattinson.co.uk) For Full Details  
Situating Opposite Rock Park & Close To River Front & Town Centre  
Currently Arranged As 7 Bed HMO With Separate Annexe  
Excellent Rental Income  
Spacious Communal Kitchen/Diner  
Ground Floor W/C  
7 Bedrooms & 4 Bathrooms  
Garage & Gardens  
All Necessary Paperwork In Place Relating To Building & Tenancy Agreements  
Auction End Date: 16/03/2021

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## Auction Details

Property being sold via online auction.  
<https://www.pattinson.co.uk>  
Starting Bid £495,000  
Buyers must be in a proceedable position.  
Action pack & rental figures available upon request.  
View [www.pattinson.co.uk](https://www.pattinson.co.uk) for full details & to register interest.  
Auction end date. 16/03/2021.  
Property Being Sold Due To Landlord Retirement.  
All necessary HMO paperwork in place.

## Ground Floor Entrance Hall

## Hallway

## Cloakroom

## Kitchen/Diner

Access to courtyard.

## Letting Room 1

## Letting Room 2

## First Floor landing

## Bathroom 1

## Letting Room 3

## Letting Room 4

## Bathroom 2

## Second Floor Landing

## Bathroom

## Letting Room 5

## Letting Room 6

## Letting Room 7



## **Ground Floor Annexe with Separate Entrance & Garden Area.**

Comprising of;

Living room.

Kitchen.

Bedroom.

Shower room.

### **Outside**

Gated pathway leads to the main communal entrance hallway. A gate also leads to an enclosed garden to the front of the property, but this is for private use for just one of the ground floor letting rooms. The property also benefits from a large garage with separate drive/space for car which can be easily accessed off Victoria Street.

### **Agents Note**

The vendor has had some preliminary drawings made up , of a proposed erection of 2 dwellings. They would be a pair of town houses with each benefitting from a garage, with the accommodation over. This would involve the demolition of the existing annexe and garage, to make way for the site. Please note, there have been no formal applications made or approved plans, so each buyer would be advised to explore this further and carry out their own research and applications.

### **SERVICES**

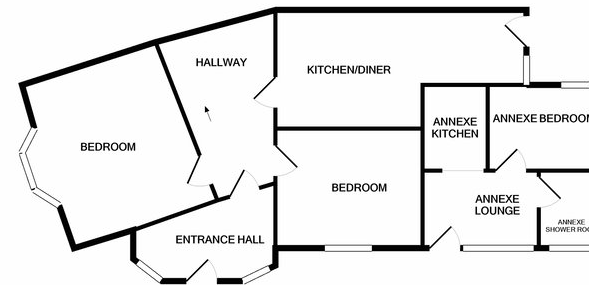
Mains Services. Gas, Electric & Water.

EPC. C.

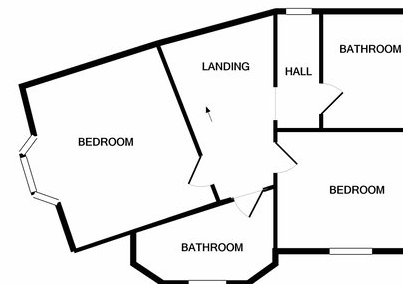
### **DIRECTIONS**

Travel down Victoria Road towards the River Taw and the property can be found on your right, just before the turning for Newport Road on your left and opposite the entrance for Rock Park.

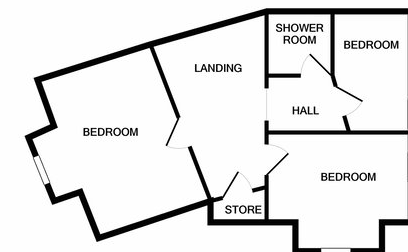
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Property Management, Commercial Property  
Sales,  
Probate Valuations, Independent Financial  
Advice,  
Energy Performance Certificate's, Auctions and  
New Homes.*



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.







