



VICTORIA LAWN
LEADING TO VICTORIA CLOSE

John Smale
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FOR SALE

Victoria Lawn, Newport, Barnstaple, Devon, EX32 9HU

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Guide Price £250,000

‘Deceptively Spacious’ is an overused term in property, but if there’s one house that this epithet definitely applies to, it’s this one! The two generously proportioned original reception rooms, complete with period appeal including fireplaces, high ceilings and bay window, are further complemented by an additional ‘garden room’ filled with light, there is a great sized kitchen and a ground floor bathroom that could be incorporated into the kitchen or become a useful utility space, as the first floor boasts an excellent modern shower room of it’s own. Also on the first floor and three good sized bedroom, of particular note is the incredibly spacious Master Bedroom which runs the entire width of the house! From the first floor landing there is access to a very substantial attic space with windows, beams and exposed stonework, all ready to be adapted or converted (STPP) into a truly stunning space! Altogether an ideal family home, well situated and convenient for town, and offering scope for further enhancement.

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Extremely Spacious Period Home
Generous Living Space Across Three Reception Areas
Good Size Kitchen/Diner
2 Bath / Shower Rooms
Three Bedrooms Including Especially Large Master Bedroom
Second Bedroom With Balcony Off
Wonderful Attic Space, Ripe For Conversion (STPP)
High Ceilings And Period Fireplaces
Enclosed Rear Courtyard Style Garden
Potential To Create Off Road Parking

Entrance Lobby

Entrance Hall

With stairs to first floor landing.

Dining Room

5.20m x 3.80m (17' 1" x 12' 6")

Lounge

3.60m x 3.30m (11' 10" x 10' 10")

Sun Room

2.90m x 2.10m (9' 6" x 6' 11")

Kitchen

4.90m x 2.10m (16' 1" x 6' 11")

Ground Floor Bathroom

2.40m x 2.10m (7' 10" x 6' 11")

First Floor Landing

Bedroom One

4.70m x 3.50m (15' 5" x 11' 6")

Bedroom Two

3.80m x 2.80m (12' 6" x 9' 2") With balcony.

Bedroom Three

3.90m x 2.40m (12' 10" x 7' 10")

Shower Room

Stairs To Second Floor

Loft Room

7.20m x 4.70m (23' 7" x 15' 5")

Outside

To the rear of the house is an enclosed and sunny courtyard style garden, views over which can be enjoyed from the balcony off of the second bedroom. There are double gates to the rear giving access to a concrete hardstanding and, with the addition of a dropped kerb, would create valuable off road parking.

SERVICES

Services: We Understand All Mains Services Are Connected.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

DIRECTIONS

From the Taw Esso garage, with the garage on your left hand side, proceed to the roundabout and take the 3rd exit onto Victoria Road then turn left onto Portmarsh Lane and at the end of the road, bear left, and 3 Victoria Lawn will be seen on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



