



Newport Road, Barnstaple, Devon, EX32 9BG

 **John  
Smale**  
& Co. est 1900





Newport Road, Barnstaple, Devon, EX32 9BG

Guide Price £190,000

A fantastic buy to let opportunity/investment. This substantial terraced property is arranged as a Ground Floor, One Bedroom Flat and a Two Bedroom First Floor Flat with courtyard and lawn garden. No onward chain. Vacant possession.

The property is situated in Newport within walking distance of everyday amenities including post office, convenience store and schools; also, within walking distance of Barnstaple Town Centre which offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, hospital, further range of schools and indoor heated leisure pool. There is easy access to the North Devon Link Road which leads to M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a short car journey.



# Newport Road, Barnstaple, Devon, EX32 9BG

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Fantastic Buy To Let Opportunity  
Ground Floor One Bedroom Flat  
First Floor Two Bedroom Flat  
Popular and Convenient Location  
Courtyard and Lawn Garden  
Short Walk to Local Amenities and Rock Park  
No Onward Chain



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## Entrance Hall

With access to both flats.

## GROUND FLOOR FLAT

### Living Room

13' 6" x 24' 8" (4.11m x 7.52m)

### Bedroom

13' 1" x 8' 8" (3.99m x 2.64m)

### Inner Hall

## Kitchen

8' 0" x 8' 11" (2.44m x 2.72m)

## Shower Room

## Kitchen

2.67m x 2.87m (8' 9" x 9' 5")

## FIRST FLOOR FLAT

### Living Room

16' 7" x 16' 0" (5.05m x 4.88m)

## Bedroom One

9' 9" x 14' 11" (2.97m x 4.55m)

## Bedroom Two

6' 10" x 11' 4" (2.08m x 3.45m)

## Kitchen

5' 5" x 8' 3" (1.65m x 2.51m)

## Bathroom

1.43m x 2.49m (4' 8" x 8' 2")



## Outside

The ground floor flat has a courtyard, with steps leading up to a larger garden, laid mainly to lawn. The first floor flat enjoys direct access onto the garden.

## Agents Note

We understand there is a GARAGE located in a nearby bloc.

## SERVICES

Mains Services Connected. Gas, Electric and Water.

Council Tax Band: A (for both properties)

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

Energy Rating: Ground Floor Flat: C. First Floor Flat: D.

Tenure. Freehold.

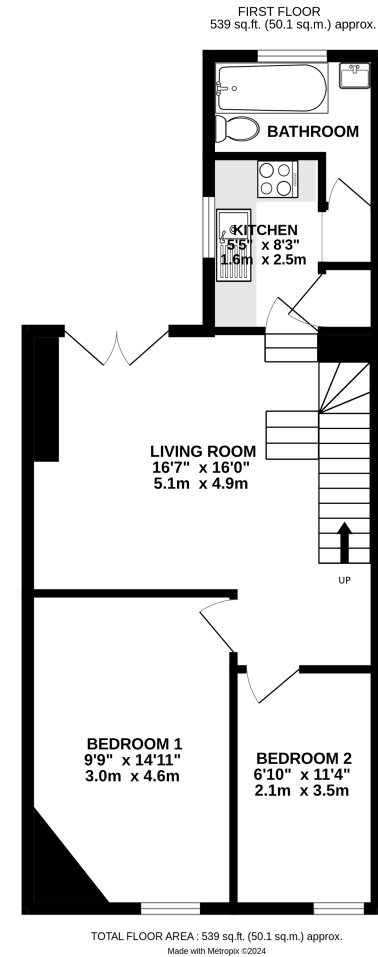
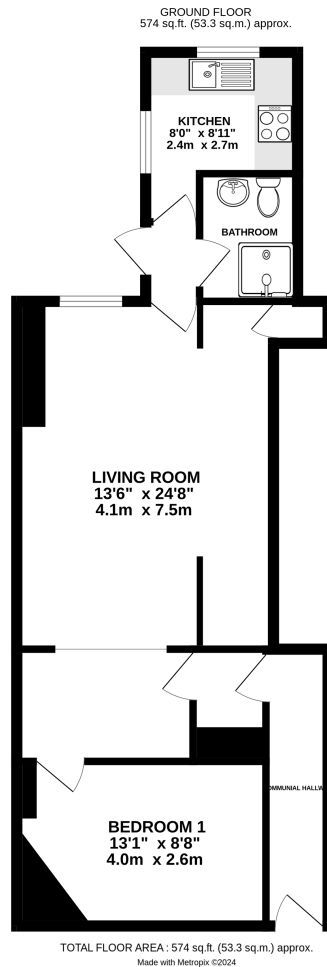
## DIRECTIONS

Travel up Newport road and the property can be found on your right hand side with a For Sale board clearly displayed.

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