

Victoria Lawn, Barnstaple  
£800 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Three bedrooms
- Spacious Living Accommodation
- Off Road Parking
- Good Quality Accommodation

- End Terrace House
- 2 Bathrooms
- Gas Central Heating

# 3 Victoria Lawn, Barnstaple, Devon, EX32 9HU

End terraced 3 bed house situated within easy access of the town centre with the benefit of a parking space. Good quality accommodation with open plan area, dining room, sun room and front lounge. Modern kitchen, downstairs bathroom. On the first floor are 3 bedrooms and a shower room. To the rear is an enclosed courtyard with garage doors to the road.

## Front Door into Lobby

Hallway

## Dining Room

3.8m x 5.7m (12' 6" x 18' 8")

## Garden Room

2.94m x 02.05m (9' 8" x 6' 9")

## Front Room

3.32m x 03.64m (10' 11" x 11' 11")

## Kitchen

5.16m x 02.43m (16' 11" x 8' 0")

Fully fitted kitchen with washing machine, fridge

## Bathroom and WC

2.83m x 2.44m (9' 3" x 8' 0")

## First Floor

### Bedroom 1

3.52m x 04.69m (11' 7" x 15' 5")

### Bedroom 2

2.80m x 03.78m (9' 2" x 12' 5") With door to balcony

### Bedroom 3

3.86m x 2.42m (12' 8" x 7' 11")

## Shower Room

Walk in Shower, WC and sink

## Outside

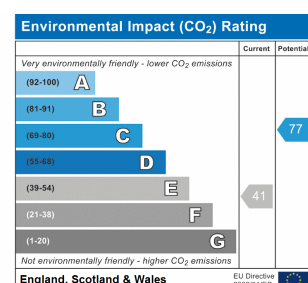
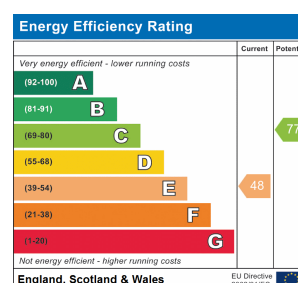
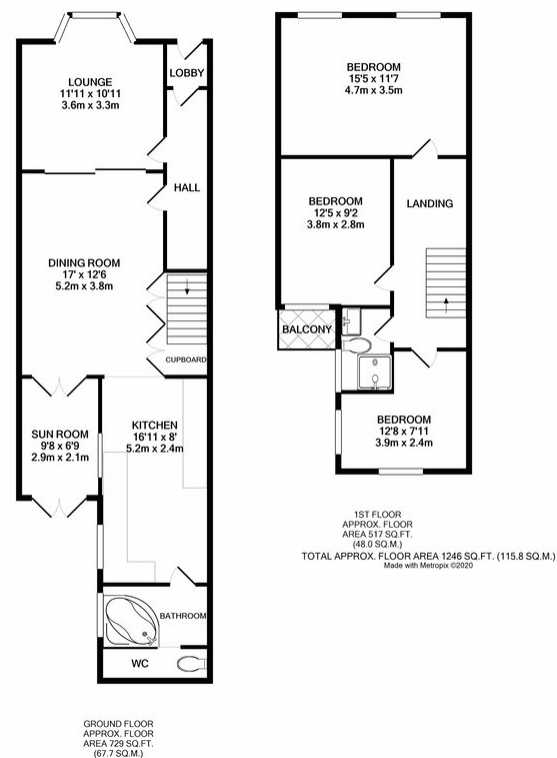
Parking to rear of courtyard

## Services

Mains Connected gas, Electric and Water

## Directions

The property is situated opposite RGP partnership on the corner of Victoria Lawn and Victoria Street.



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Email: [lettings@johnsmale.com](mailto:lettings@johnsmale.com) Website: [www.johnsmale.com](http://www.johnsmale.com)

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 329345